Charles Street

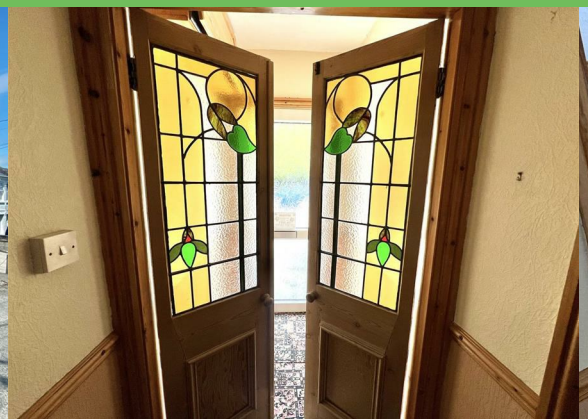
Bugle

St. Austell

PL26 8PS

Offers In Excess Of £210,000

- NO ONWARD CHAIN
- THREE GENEROUS BEDROOMS
- OUTBUILDINGS AND GARAGE
- EXPANSIVE REAR GARDEN
- PARKING FOR MULTIPLE VEHICLES
- OIL FIRED CENTRAL HEATING
- TWO RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- MODERNISATION REQUIRED
- SCAN QR CODE FOR MATERIAL INFORMATON



Millerson
Part of Smart Property Group

Tenure - Freehold
Council Tax Band - B
Floor Area 882.64 sq ft

3

1

2

37

PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this wonderfully positioned, three-bedroom detached bungalow to the market. Being situated within the heart of Bugle, this property is within walking distance to local shops, schools and transport links. In brief, this bungalow comprises of a light and airy entrance hallway, with doors leading to three generous bedrooms. A spacious lounge, with an open fire at its centrepiece. Doors leading to a well-equipped kitchen/diner, offering a perfect space for culinary enthusiast. From here, there are doors through to a fantastic conservatory, offering a versatile space for those who work remotely or are simply just looking to bask in the Cornish sunshine. Externally, this property benefits from have an expansive rear garden which has been laid to lawn and has an array of mature foliage which has been careful placed and pruned over the years. Additional features include a multitude of outbuildings, offering endless possibilities for storage, workshops, or even a home office. There is ample off-road parking with a driveway as well as a garage which has a full-size inspection pit underneath. The heating is distributed via oil fed radiators and falls under Council Tax Band B. Being sold with no onward chain and vacant possession upon completion, this opportunity is not to be missed.

LOCATION

The village of Bugle is perfectly situated for excellent access to St Austell and the A30. The village enjoys a primary school, Chinese Takeaway, Public House and convenience store. A wider range of amenities are available in the main town of St Austell, including cinema, bowling alley and a full range of shopping facilities. From here there is a mainline railway station which provides a direct route to London Paddington. Further afield lie the picturesque beaches and coastline of the Roseland Peninsula, an Area of Outstanding Natural Beauty, the harbour at Charlestown used as a back drop for several films and period dramas and of course the world famous Eden Project.

ENTRANCE HALLWAY

Frosted double glazed front door. Wall mounted consumer unit. Mains fed smoke alarm. Radiator. Multiple plug sockets. Telephone point. Skirting. Carpeted flooring.

LOUNGE

12'1" x 10'6" (3.70 x 3.21)
Double glazed bay window to the front aspect of the property. Open fire. Radiator. Multiple plug sockets. Telephone point. Television point. Skirting. Carpeted flooring.

DINING ROOM

12'1" x 11'10" (3.70 x 3.63)
Double glazed window to the side aspect of the property. Built-in storage cupboard, which houses the boiler. Oil fire. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM ONE

12'2" x 10'7" (3.73 x 3.24)
Double glazed bay window to the front aspect of the property. Built-in wardrobe space. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

BEDROOM TWO

12'2" x 10'1" (3.73 x 3.08)
Double glazed window to the side aspect of the property. A range of fitted storage cupboards. Television point. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM THREE

9'9" x 7'0" (2.98 x 2.14)
Double glazed window to the rear aspect of the property. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

6'4" x 5'10" (1.95m x 1.79m)
Loft access. Frosted double glazed window to the rear aspect of the property. Walk-in shower cubicle. Splash-back tiling. Heated towel rail. Carpeted flooring.

KITCHEN

12'1" x 5'6" (3.70 x 1.69)
Double glazed window to the rear aspect of the property. A range of wall mounted and base fitted cupboards. Extractor hood with space for an electric oven underneath. Space for an undercounter fridge. Wash basin with drainage board. Splash-back tiling. Tiled flooring.

CONSERVATORY

14'7" x 9'6" (4.47 x 2.90)
Built-in storage cupboard. Radiator. Tiled flooring.

UTILITY ROOM

13'6" x 7'1" (4.13 x 2.17)
A range of base fitted storage cupboards. Multiple plug sockets. Space for a washing machine, tumble dryer and chest freeze. W.C.

SUMMERHOUSE

9'7" x 7'7" (2.94m x 2.33m)
With power connected.

OUTBUILDING ONE

8'9" x 5'3" (2.69 x 1.62)

OUTBUILDING TWO

7'2" x 6'2" (2.19 x 1.89)
With power connected

WORKSHOP

11'11" x 10'0" (3.65 x 3.05)
With power connected.

GARAGE

23'2" x 9'4" (7.08 x 2.87)
With wooden pull out doors. Multiple plug sockets and full-length inspection pit.

STORAGE SHED

11'7" x 7'8" (3.54 x 2.35)
With power connected.

GARDEN

This property benefits from have an expansive rear garden which has been laid to lawn and has an array of mature foliage which has been careful placed and pruned over the years. Ideal for enjoying some outdoor tranquillity or hosting summer gatherings.

PARKING

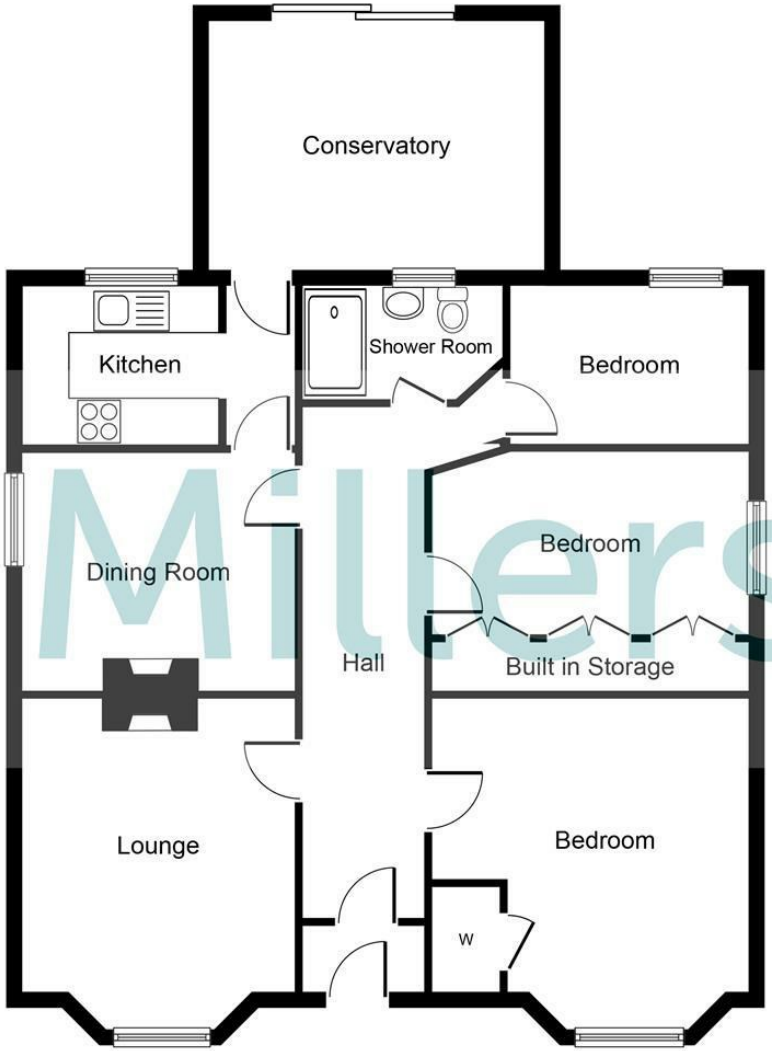
The property offers plenty of parking via a driveway and garage. There is in additional ample on street parking close by should this be required.

SERVICES

This property is connected to main water, electricity & drainage. The heating is distributed via oil fired radiators and falls within Council Tax Band B

MATERIAL INFORMATION

Verified Material Information
Council tax annual charge: £1727.74 a year (£143.98 a month)
Property construction: Standard form
Solar Panels: No
Other electricity sources: No
Heating features: Double glazing and Open fire
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

Copyright V360 Ltd 2023 | www.houseviz.com

Needing To Sell?

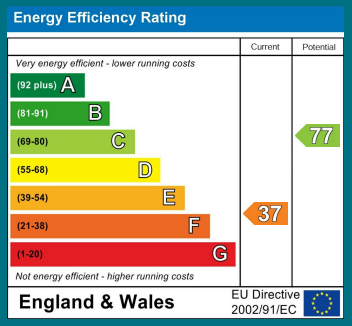
Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
1 Market Street
St Austell
Cornwall
PL25 4BB
E: staustell@smartmillerson.co.uk
T: 01726 72289
www.millerson.com

Scan QR Code For Material Information

Scan me!