



Carnsmerry

Bugle

St. Austell

PL26 8PX

Offers In Excess Of  
£120,000

- NO ONWARD CHAIN
- THREE GENEROUS BEDROOMS
- MODERNISATION REQUIRED
  - CORNER PLOT
  - PERFECT FIRST HOME
  - IDEAL INVESTMENT
- SOUGHT AFTER LOCATION
  - DOUBLE GLAZING THROUGHOUT
- PRC CERTIFICATE AVAILABLE
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 1001.04 sq ft



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E41

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to offer to the market this deceptively spacious three-bedroom semi-detached home, ideally situated within the village of Bugle. Available with no onward chain and vacant possession upon completion, this property presents a rare and exciting opportunity for first-time buyers, growing families, or investors alike.

The accommodation is well laid out and begins with a bright and airy entrance hallway, which provides access to a spacious lounge and a generous kitchen/diner, creating a practical and versatile ground-floor living arrangement. To the first floor, the property benefits from three well-proportioned bedrooms along with a family bathroom, offering comfortable accommodation suited to a range of needs.

Externally, the property continues to impress with its expansive wrap-around garden, offering a fantastic degree of privacy and flexibility, along with the added benefit of a detached workshop. This sizeable outdoor space provides excellent potential for landscaping, outdoor entertaining, play areas, or even future development, subject to the necessary planning permissions.

The property is of repaired Cornish Unit construction and we are advised that it is mortgageable, with a valid PRC certificate available. Further benefits include connections to mains electricity, water, and drainage, oil-fired central heating via radiators, and the advantage of falling within Council Tax Band A.

Early viewing is highly recommended to fully appreciate the space, potential, and location this property has to offer.

#### 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.

#### THE ACCOMMODATION COMPRISES

All dimensions are approximate.

#### ENTRANCE HALLWAY

Frosted front door. Smoke alarm. Thermostat. Radiator. Telephone point. Skirting. Carpeted flooring.

#### LOUNGE

15'6" x 10'6" (4.73m x 3.21m )

Double glazed windows to the front aspect of the property. Radiator. Multiple power sockets. Television point. Telephone point. Skirting. Carpeted flooring.

#### KITCHEN/DINER

22'9" x 10'6" (6.95m x 3.21m)

Carbon monoxide alarm. Double glazed window to the rear aspect of the property. A range of wall mounted and base fitted cupboards, one of which houses the hot water cylinder. Wall mounted consumer unit. Space for cooker, washing machine, fridge and freezer. Worcester oil fired boiler. Splashback tiling. Wash basin with drainage board. Skirting. Vinyl flooring. Doors leading into the rear to garden.

#### FIRST FLOOR LANDING

Loft access. Smoke alarm. Double glazed window to the side elevation. Power sockets. Skirting. Carpeted flooring. Doors leading:

#### BEDROOM ONE

14'4" x 9'5" (4.37m x 2.89m )

Double glazed windows to the rear elevation. Three built-in storage cupboards. Radiator. Multiple power sockets. Skirting. Carpeted flooring.

#### BEDROOM TWO

10'7" x 10'4" (3.24m x 3.16m )

Double glazed window to the front elevation. Built-in storage cupboard. Radiator. Multiple power sockets. Skirting. Carpeted flooring.

#### BEDROOM THREE

12'0" x 8'2" (3.67m x 2.49m )

Double glazed window to the front elevation. Built-in storage cupboard. Radiator. Plug socket. Skirting. Carpeted flooring.

#### BATHROOM

6'2" x 5'4" (1.88m x 1.64m )

Extractor fan. Frosted double glazed window to the rear elevation. Electric shower over bath. Splashback tiling. Wash basin. W.C. Radiator. Vinyl flooring.

#### OUTSIDE

Externally, the property continues to impress with its expansive wrap-around garden, offering a fantastic degree of privacy and flexibility, along with the added benefit of a detached workshop. This sizeable outdoor space provides excellent potential for landscaping, outdoor entertaining, play areas, or even future development, subject to the necessary planning permissions.

#### OUTSIDE W.C.

5'10" x 3'0" (1.78m x 0.93m)

#### DETACHED WORKSHOP

11'10" x 9'5" (3.62m x 2.88m)

#### PARKING

There is no allocated parking with this property. On street parking, can be found close by.

#### SERVICES

This property is connected to mains water, electricity and drainage. The property is heated via oil fired radiators and falls under Council Tax Band A.

#### AGENTS NOTES

There is an annual service charge on the property of £137.76 which includes grounds maintenance, management fees & insurance. The management agent is Ocean Housing  
\*The Service charge subject to annual review.

#### MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Council tax annual charge: £1561.69 a year (£130.14 a month)

Tenure: Freehold

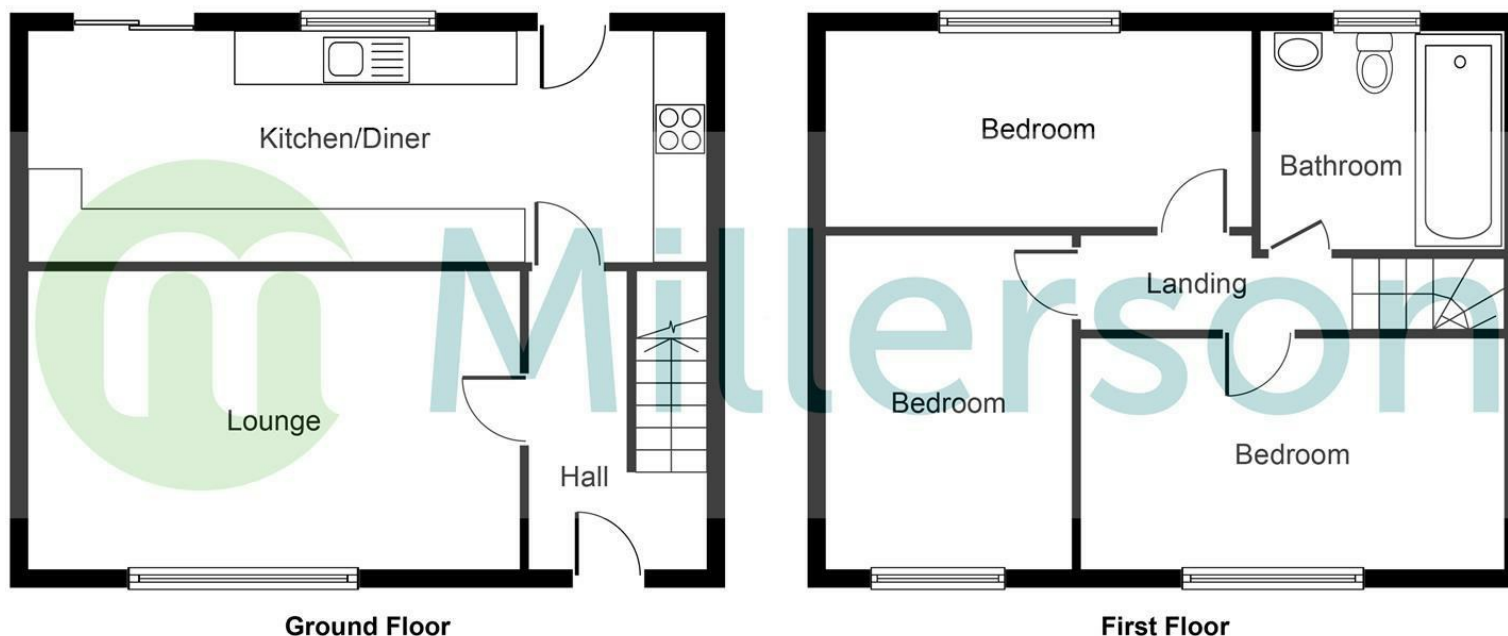


Property type: House  
 Property construction: Pre Reinforced Concrete Cornish Unit  
 Number and types of room: 3 bedrooms, 1 bathroom, 1 reception  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: None  
 Broadband: FTTC (Fibre to the Cabinet)  
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
 Parking: On Street  
 Building safety issues: Yes  
 Building safety - defects or hazards: None.  
 Building safety - work done: None  
 Building safety - work required be done: None  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: Yes: Shared access pathway  
 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  
 Energy Performance rating: E

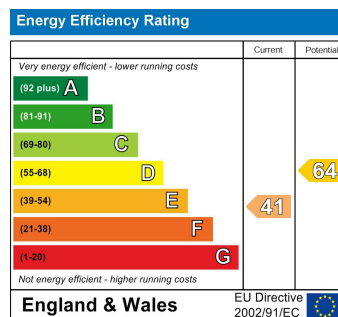
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The information contained is intended to help you decide whether the  
 property is suitable for you. You should verify any answers which are  
 important to you with your property lawyer or surveyor or ask for quotes from  
 the appropriate trade 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.  
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## 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

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