



**Netley Meadow**  
**Bugle**  
**St. Austell**  
**PL26 8FX**  
**Offers Over £220,000**

- Detached Three Bedroom House
  - Ideal Family Home
  - Three Double Bedrooms
- Spacious Living Throughout
- Low Maintenance Garden
- Garage And Driveway Parking
  - Council Tax Band C
- Scan QR Code For Material Information



 **Millerson**  
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Tenure - Freehold

Council Tax Band - C

Floor Area - 1033.00 sq ft



### Property Description

Millerson Estate Agents are thrilled to bring to the market this three bedroom, detached family home situated within a popular residential area in the village of Bugle. This property has been well cared for by its current owners and would be ideal for those looking to get onto the property ladder. Upon entering the property, you will find a spacious living room, kitchen/diner and cloakroom on the ground floor whilst upstairs is home to three bedrooms and two bathrooms. Outside you will find off road parking for two vehicles in addition to the garage whilst the rear garden offers a patio area along with a laid to lawn area. The property is heated via electric radiators and falls under Council Tax Band C. Viewings are strictly by appointment only and are highly recommended to appreciate the property's full potential.

### 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 Hall

Skimmed ceiling. Smoke sensor. Two storage cupboards one of which houses the consumer unit. Wall mounted electric radiator. Plug sockets. Skirting. Vinyl flooring. Stairs to first floor. Doors leading to:

#### Living Room

15'11" x 11'9" (4.87m x 3.59m)

Two double glazed windows to the front aspect. Skimmed ceiling. Wall pointed electric radiator. Ample plug sockets. TV and broadband point. Skirting. Vinyl flooring.

#### Kitchen / Diner

16'9" x 12'4" (5.12m x 3.77m)

Maximum measurements taken.

Double glazed windows to the rear aspect. Skimmed ceiling. A range of wall and base fitted units with roll top work surfaces. Integrated electric hob and oven with extractor over. Space and plumbing for freestanding washing machine, dishwasher and fridge freezer. One and half sink with drainer and mixer tap. Wall mounted electric radiator. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Vinyl flooring. Double glazed French doors leading out to the rear garden.

### Cloakroom

7'2" x 3'9" (2.19m x 1.15m)

Skimmed ceiling. Extractor fan. Wash basin. WC with push flush. Wall mounted electric radiator. Skirting. Vinyl flooring.

### First Floor

Double glazed window to the front aspect. Skinned ceiling. Loft access. Smoke sensor. Cupboard housing hot water tank. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring. Doors leading to:

#### Bedroom One

11'9" x 11'3" (3.60m x 3.44m)

Double glazed window to the front aspect. Skimmed ceiling. Wall mounted electric radiator. Ample plug sockets. Broadband and TV point. Skirting. Carpeted flooring. Door leading into the

#### En-Suite Shower Room

7'1" x 6'9" (2.17m x 2.06m)

Maximum measurements taken.

Frosted double glazed window to the front aspect. Skimmed ceiling. Extractor fan. Shower cubicle with waterfall shower head and detachable head. Wash basin. WC with push flush. Wall mounted electric radiator. Skirting. Vinyl flooring.

#### Bedroom Two

10'5" x 8'9" (3.19m x 2.67m)

Double glazed window to the rear aspect. Skimmed ceiling. Wall mounted electric radiator. Ample plug sockets. Skirting. Carpeted flooring.

#### Bedroom Three

9'7" x 6'11" (2.94m x 2.12m)

Double glazed window to the rear aspect. Skimmed ceiling. Ample plug sockets. Skirting. Carpeted flooring.

### Bathroom

6'10" x 6'8" (2.10m x 2.04m)

Extractor fan. Bath with handheld shower over. Wash basin. WC with push flush. Shaver poking. Tiling around water sensitive areas. Wall mounted electric radiator. Skirting. Vinyl flooring.

### Outside

To the front- Off road parking for two vehicles. Side access.

To the rear- Tiered garden. Laid to lawn area. Patio area. Gate leading to a path which leads to the garage. Outside tap.

### Garage

18'9" x 8'3" (5.73m x 2.52m)

Metal up and over door.

### Parking

There is off road parking for two vehicles in addition to the garage. Ample on street parking is also available.



### Services

This property is connected to mains electricity, water and drainage. It falls under Council Tax Band C.

### Agents Note

We have been informed that there is a management fee payable to First Port on a yearly basis. The current year has been paid for which was approximately £80.

### Material Information

Verified Material Information

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

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.

## Directions To Property

Leaving St Austell town centre, head to the junction at the top of Trinity Street and turn right following the road around onto Bodmin Road. Proceed along Bodmin Road for around three miles through Ruddlemoor and Carthew. Head straight over the roundabout heading into Stenalees and then Bugle. After approximately a mile, turn left onto Carnsmerry and follow the road around to the right. Take the left onto Netley Meadow where you will shortly find the property located on your left hand side. A member of the Millerson Team will be there to meet you.

## Contact Us

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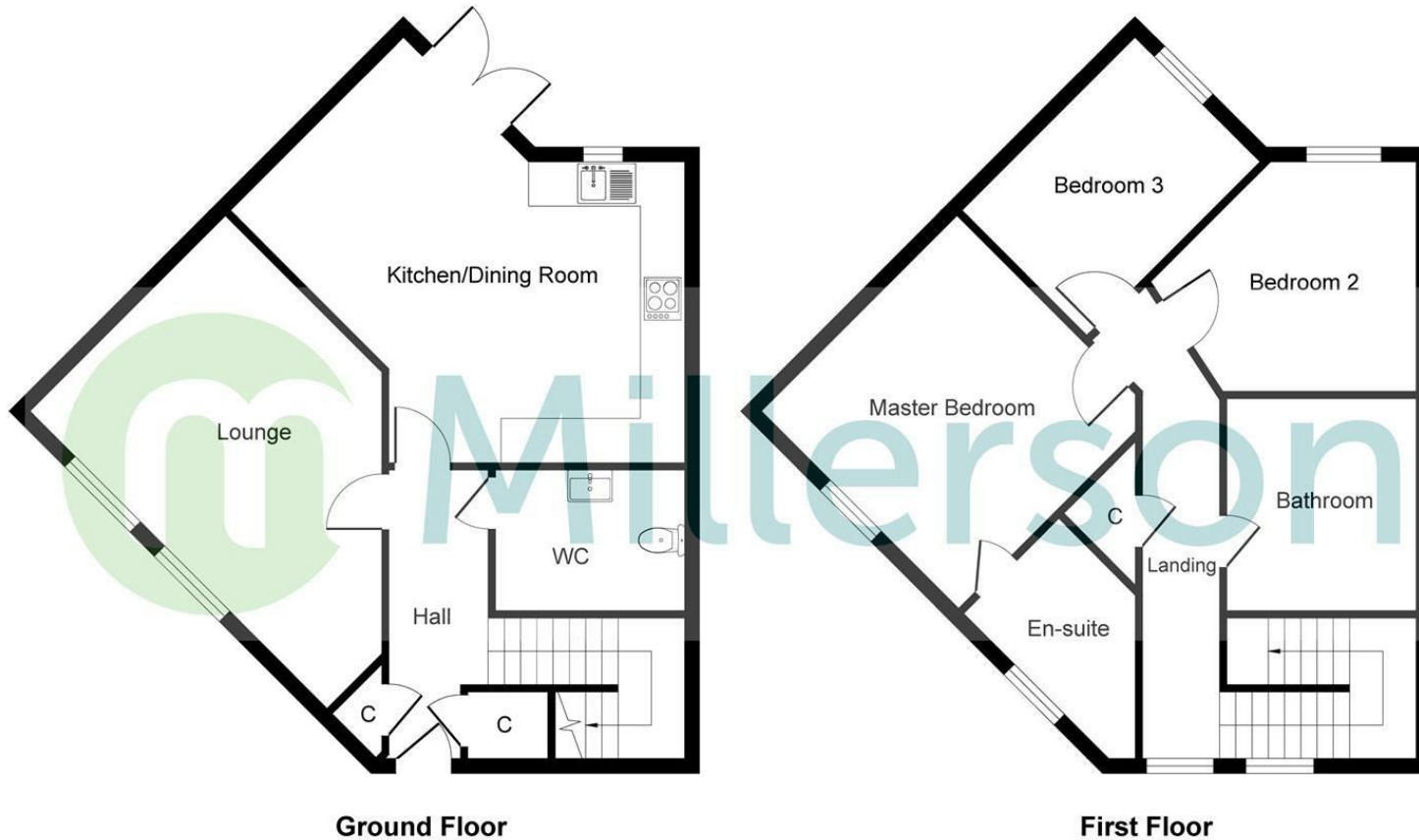
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Ground Floor

First Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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