

18 FORE STREET, BUGLE, ST AUSTELL, CORNWALL PL26 8PE

PRICE £199,950



FOR SALE A DECEPTIVELY SPACIOUS OLDER STYLE MID TERRACED STONE FRONTED HOUSE CONVENIENTLY LOCATED CLOSE TO LOCAL SHOPS AND SCHOOLS WITHIN THIS POPULAR VILLAGE LOCATION. THE ACCOMMODATION IN BRIEF COMPRISES OF A LARGE OPEN PLAN LOUNGE AND DINING AREA, KITCHEN, THREE BEDROOMS AND A LARGE ATTIC ROOM WITH SKYLIGHT WHICH CAN BE USED FOR A VARIETY OF PURPOSES. VERY RECENTLY THE PROPERTY HAS THE BENEFIT OF SOLAR PANELS AND ELECTRIC HEATING WHICH SHOULD PROVIDE AN EFFICIENT AND ECONOMIC SOLUTION. UPVC WINDOWS AND DOORS TO THE MAJORITY OF THE PROPERTY. OUTSIDE A LARGE RELATIVELY PRIVATE REAR GARDEN.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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The Property

For sale a deceptively spacious older style mid terraced stone fronted house conveniently located close to local shops and schools within this popular village location. The accommodation in brief comprises of a large open plan lounge and dining area, kitchen, three bedrooms and a large attic room with skylight which can be used for a variety of purposes. Very recently the property has the benefit of solar panels and electric heating which should provide an efficient and economic solution. UPVC windows and doors to the majority of the property. Outside a large relatively private rear garden.

Bugle is a popular village offering a variety of shops with a pub, food takeaway, fish and chip shop, junior school, two village food/general stores and garage.

Easy access to St Austell the main market town approximately 3.5 miles away and a short drive to Bodmin.

Room Descriptions

Kitchen

13' 6" x 8' 6" (4.11m x 2.59m) A well lit room with two sky lights and part glazed door to the rear garden. fitted with a good range of white fronted units including a stainless steel sink unit with mixer tap, space for a range oven, double extractor above, tiled splashback, deep recess, plumbing for washing machine, space for fridge and freezer, open through to the main living area. Newly installed electric heater.

Living Room

23' 6" x 14' 0" (7.16m x 4.27m) A lovely big room with the dining area enjoying a raised recess fireplace with a fitted woodburner and a recessed cupboard to one side, newly installed electric heater, stairs to the first floor with under stairs recess, UPVC window to the front, small opening leading to the entrance lobby, and stairs to the first floor and half glazed UPVC door.

Bathroom

6' 0" x 7' 3" (1.83m x 2.21m) Louved door to the airing cupboard with a hot water cylinder, attractive tiled floor, claw foot stand alone bath with electric shower over, wash hand basin, low level WC, extractor fan, electric downflow heater.

Bedroom 1

6' 10" x 12' 4" (2.08m x 3.76m) Built in wardrobe cupboard, electric heater and window to the front.

Bedroom 2

8' 10" x 7' 0" (2.69m x 2.13m) plus door recess, panel radiator and UPVC window to the rear.

Bedroom 3

9' 3" x 7' 0" (2.82m x 2.13m) wardrobe with louvered door over the stair bulkhead, light on dimmer switch, panel radiator.

Attic Room

14' 8" x 13' 3" (4.47m x 4.04m) Velux window to the front, eaves storage, electric converter for the solar panels.

Outside

To the front is a small walled garden and pathway leading to the front door. To the rear is a delightful large garden with a wooden decked patio area, which leads to a lovely lawned area with very useful block built outbuilding.

Work shop

15' 6" x 13' 6" (4.72m x 4.11m)