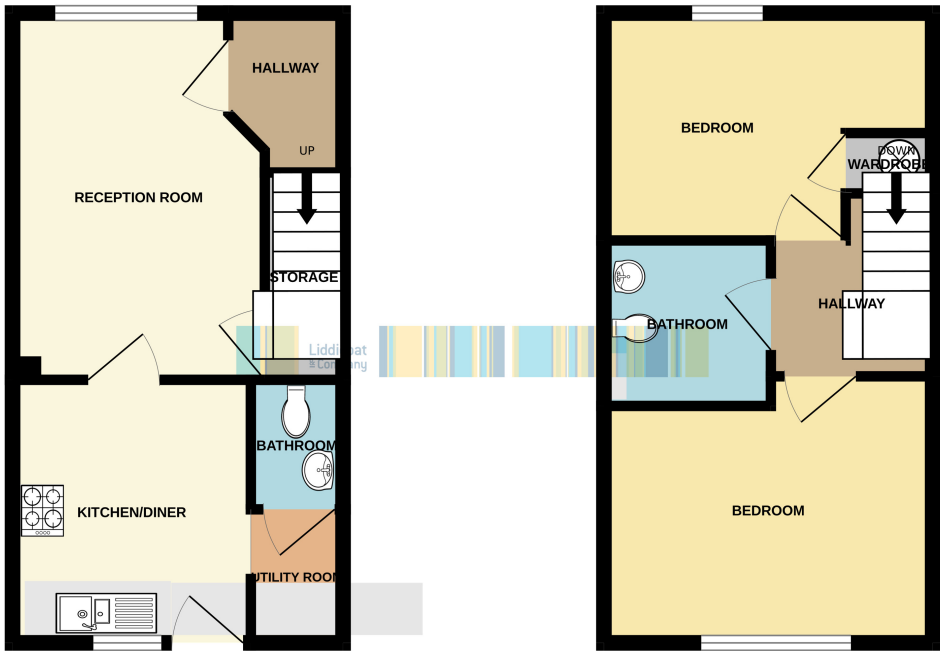


GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2025



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.



GOONBARROW MEADOW, BUGLE, ST AUSTELL, CORNWALLPL26 8FW

PRICE £169,950



FOR SALE AND CHAIN FREE IS THIS MODERN SEMI DETACHED TWO BEDROOM HOME SITUATED ON THIS POPULAR DEVELOPMENT LYING TO THE FRINGE OF THIS SMALL VILLAGE WITH LOCAL SHOPS AND SCHOOLS CLOSE BY. IN BRIEF THE ACCOMMODATION ON OFFER COMPRISES OF ENTRANCE LOBBY, LOUNGE, KITCHEN/DINING ROOM WITH SMALL UTILITY AREA AND CLOAKROOM, TWO BEDROOMS AND BATHROOM. OUTSIDE PARKING AND LEVEL LAWN REAR GARDEN. IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILY.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

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The Property

For sale and chain free is this modern semi detached two bedroom home situated on this popular development lying to the fringe of this small village with local shops and schools close by. In brief the accommodation on offer comprises of Entrance lobby, lounge, kitchen/dining room with small utility area and cloakroom, two bedrooms and bathroom. Outside parking and level lawn rear garden. I deal for first time buyers or young family.

The property also benefits from, Upvc double glazed windows and modern electric radiators.

Bugle is a charming village just north of St Austell, offering easy access to the A30 and the scenic Luxulyan Valley. With its own railway station on the Atlantic Coast Line and proximity to the Eden Project, it's ideally placed for both commuters and nature lovers. The village is home to the renowned Bugle Silver Band and enjoys a strong sense of community amid Cornwall's rolling countryside.

Room Descriptions

Entrance Hall

With part glazed panelled door leading into the entrance lobby, stairs to the first floor, electric radiator, RCD unit.

Lounge

2.85m x 4.2m (9' 4" x 13' 9") Window to the front, BT point, electric radiator, under stairs cupboard. Door through to the kitchen/dining room.

Kitchen/Dining Room

3.06m x 2.54m (10' 0" x 8' 4") With half glazed door and window to the rear, archway through to the utility area/cloakroom. Built in oven hob and extractor. fitted with a good range of high gloss base unit and high level cupboards.

Utility Area

1.27m x 1.61m (4' 2" x 5' 3") fitted with worktop space and plumbing below for washing machine and space on the work top for a tumble dryer. High level cupboard.

Cloakroom

1.2m x 1.4m (3' 11" x 4' 7") With low level W.C. wash hand basin, extractor fan,

Bedroom 1

2.67m x 2.86m (8' 9" x 9' 5") With window to the front, panel radiator, airing cupboard with hot water tank.

Bedroom 2

3.8m x 3.1m (12' 6" x 10' 2") Window to the rear. Panel radiator.

Bathroom

1.95m x 1.95m (6' 5" x 6' 5") With modern suite comprising panelled bath with mixer attachment, low level W.C. wash hand basin, Mira electric shower over the bath, wash hand basin, shaver socket, extractor fan.

Outside

An easy to maintain garden which is laid to lawn with wooden fencing to the boundaries. There is a separate allocated parking area.