



**FORE STREET, BUGLE, ST AUSTELL**

**PRICE £950 PCM**



**TO LET FOR IMMEDIATE OCCUPATION IS THIS FULLY REFURBISHED MAISONETTE OFFERING THREE BEDROOM ACCOMMODATION OVER TWO FLOORS CENTRALLY LOCATED IN THE VILLAGE CENTRE CLOSE TO LOCAL SHOPS AND SCHOOLS. IN BRIEF THE ACCOMMODATION COMPRISES ENTRANCE HALL, THREE BEDROOMS, BRAND NEW KITCHEN, BRAND NEW SHOWER ROOM, LIVING ROOM. THE PROPERTY BENEFITS FROM NEWLY INSTALLED ELECTRIC RADIATORS AND ECONOMIC ENERGY EFFICIENT LOW VOLTAGE LIGHTING.**

**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.



**6, Vicarage Hill, St Austell, Cornwall, PL25 5PL**  
**Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933**



## Room Descriptions

### Entrance Hall

With recessed open porch and stairs to the first floor.

### Landing

With radiator, stairs leading to the second floor.

### Bedroom

9' 3" x 9' 8" (2.82m x 2.95m)  
Window to the side.

### Bedroom

14' 7" x 9' 8" (4.45m x 2.95m) Two windows to the front.

### Bedroom

9' 8" x 10' 6" (2.95m x 3.20m)  
Window to the front. cupboard  
RCD unit and electric meter.

### Shower Room

6' 3" x 6' 3" (1.91m x 1.91m) Fitted with new three piece suite comprising of a large shower with Mira electric shower, was hand basin and low level W.C. Heated towel rail.

### Lounge

### Kitchen

9' 7" x 12' 10" (2.92m x 3.91m)  
Window to the rear, a brand newly fitted kitchen with good range of units including an electric oven hob and extractor, space and plumbing for washing machine.

### Attic Lounge

17' 9" x 16' 0" (5.41m x 4.88m)  
Sky light,, electric panel radiator/night storage heater.

## The Property

To let for immediate occupation is this fully refurbished maisonette offering three bedroom accommodation over two floors centrally located in the village centre close to local shops and schools. In brief the accommodation comprises entrance hall, three bedrooms, brand new kitchen, brand new shower room, living room. The property benefits from newly installed electric radiators and economic energy efficient low voltage lighting.