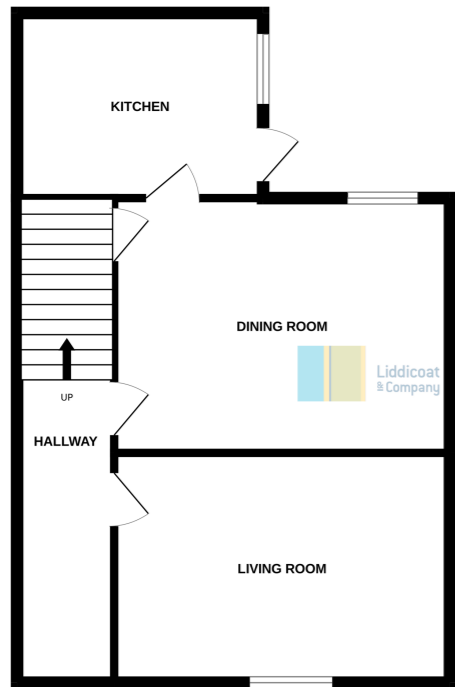
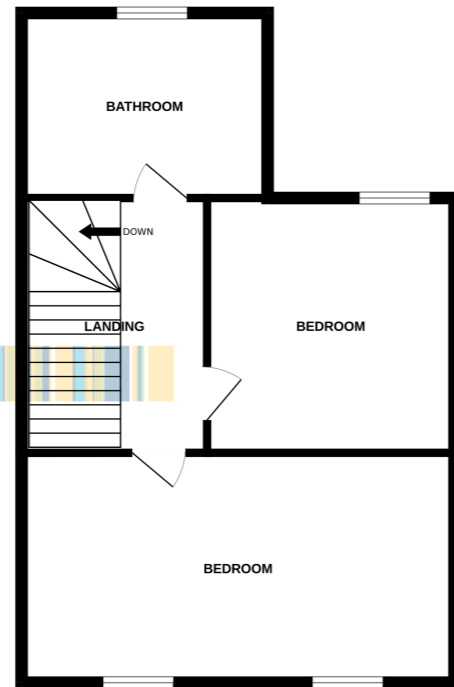


GROUND FLOOR



1ST FLOOR



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.
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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.

19 ROSEVEAR ROAD, BUGLE, ST AUSTELL, CORNWALL PL26 8PJ

PRICE £145,000



LIDDICOAT & COMPANY ARE PLEASED TO OFFER TO THE MARKET THIS SEMI DETACHED OLDER STYLE TWO BEDROOM HOUSE SITUATED ON THE LEVEL WITHIN THIS POPULAR VILLAGE CLOSE TO LOCAL SHOPS AND SCHOOLS. THE ACCOMMODATION REQUIRES UPDATING AND COMPRISES OF ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM. OUTSIDE PARKING FOR TWO CARS AND A LEVEL REAR GARDEN.



The Property

For sale a semi detached older style two bedroom house situated on the level within this popular village close to local shops and schools. The accommodation requires updating and comprises of Entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Outside parking for two cars and a level rear garden.

Room Descriptions

Entrance Hall

Half glazed UPVC door to the entrance hall, mosaic tiled floor, radiator, stairs to the first floor, and access to the lounge.

Lounge

12' 3" x 9' 10" (3.73m x 3.00m)
UPVC window to the front, radiator, and brick open fire place.

Dining Room

13' 7" x 11' 6" (4.14m x 3.51m)
range of base units, window to rear, wall mounted Worcester LPG Gas fire boiler, radiator, under stair cupboard.

Kitchen

8' 1" x 6' 7" (2.46m x 2.01m)
window to the side, stable door, sink unit, space and plumbing for washing machine, cooker point, worktop and high level cupboards.

Landing

Access to the roof void, airing cupboard with cylinder.

Bathroom

6' 6" x 8' 0" (1.98m x 2.44m)
radiator, window to the rear, white suite, cupboard for storage and built in shower.

Bedroom 1

16' 4" x 10' 10" (4.98m x 3.30m)
two windows to the front, radiator.

Bedroom 2

11' 0" x 10' 3" (3.35m x 3.12m)
window to the rear.

Outside

To the front of the property is hard standing for two cars and to the rear a good sized garden with lawn and mature shrubs, needs some cutting back.