Liddicoat & Company



# FORE STREET, BUGLE, ST AUSTELL, CORNWALLPL26 8PF 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.











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#### 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.



### **Room Descriptions**

#### **Entrance Hall**

With Upvc door and mosaic patterned clay tiled floor, stairs to the first floor.

#### Landing

With large double storage cupboard.

#### Kitchen

9' 9" x 7' 6" (2.97m x 2.29m) Newly refitted with space and plumbing for washing machine, built in oven hob and extractor.

#### Shower room

With a new three piece suite comprising of low level W.C. wash hand basin corner shower with Mira electric shower.

#### Bedroom

 $10' \ 3" \ x \ 10' \ 5" \ (3.12m \ x \ 3.17m)$  Window to the side.

#### Bedroom

10' 3" x 8' 10" (3.12m x 2.69m) Sach window to the front. cupboard with RCD unit and electric meter.

#### Bedroom 3

5' 5" x 8' 9" (1.65m x 2.67m) Window to the front.

#### Lounge

15' 4" x 15' 6" (4.67m x 4.72m) This room is roughly U shaped with window to the front and low voltage lighting, sky light. Night storage heater/panel radiator.

#### Bedroom

 $10' \ 3" \ x \ 10' \ 5" \ (3.12m \ x \ 3.17m)$  Window to the side.