

GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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.  
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## 2 MOLINNIS COURT, NEW MOLINNISBUGLEPL26 8QL

PRICE £215,000



**CHAIN FREE. LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE, LOCATED WITHIN THE VILLAGE OF BUGLE. THE PROPERTY ENJOYS PARKING AND A LEVEL LAWNED GARDEN AND ACCOMMODATION THAT COMPRISES THE FOLLOWING: HALLWAY, CLOAKROOM/WC, LIVING ROOM, KITCHEN/BREAKFAST ROOM, LANDING, THREE BEDROOMS, FAMILY BATHROOM AND ELECTRIC AIR SOURCE HEATING. EPC C.**

**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

CHAIN FREE. Liddicoat & Company are pleased to offer for sale this well presented three bedroom semi-detached house, located within the village of Bugle. The property enjoys parking and a level lawned garden and accommodation that comprises the following: Hallway, Cloakroom/WC, Living Room, Kitchen/Breakfast Room, Landing, Three Bedrooms, Family Bathroom and Electric Air Source Heating. EPC C.

### Room Descriptions

#### Entrance Porch

Upvc front entrance door, door to WC and door to inner Hallway.

#### Cloakroom/WC.

White suite comprising, low level WC, wash hand basin, frosted upvc window to front elevation.

#### Hallway

Stairs to first floor, under stairs to cupboard housing hot water storage cylinder.

#### Living Room

12' 8" x 11' 9" (3.86m x 3.58m)  
Upvc windows to front and side elevations, under floor heating.

#### Kitchen/Breakfast Room

18' 2" x 9' 4" (5.54m x 2.84m)  
Fitted with a modern white range of wall, base and drawer units with grey work surface over, inset sink and drainer unit, built in hob, oven and extractor hood, under floor heating, space for washing machine, upvc window and french doors to rear garden.

#### First Floor Landing

Access to loft space.

#### Master Bedroom

12' 7" x 9' 8" (3.84m x 2.95m)  
Upvc window to rear elevation, radiator.

#### Bedroom 2

9' 5" x 9' 2" (2.87m x 2.79m) Upvc window to front elevation, radiator.

#### Bedroom 3

9' 4" x 8' 2" (2.84m x 2.49m) Upvc window to rear elevation, radiator.

#### Bathroom

A modern white suite comprising, low level WC, wash hand basin, panel bath with shower over and glass screen, heated towel rail, frosted upvc window to front elevation.

#### Exterior

To the front of the house is parking for approximately 2 cars, whilst to the rear is a patio adjoining the property that leads to a level garden laid to grass with fence borders.

#### Directions

Driving down through the village, turn right just after the Citroen garage into New Street, continue along here until New Molinnis is found on the left. Take this turning, taking the first right and bearing right again at the end. Molinnis court is a development of 3 new builds found in front of you.

#### Energy Performance Rating

Band C