

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.9 sq.m.) approx.
While 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Merge3D 02/20

DALMENY, BUGLE, ST AUSTELL

PRICE £219,950



FOR SALE AND CHAIN FREE - AN OLDER STYLE SEMI DETACHED THREE BEDROOM HOUSE FAVOURABLY SITUATED IN A RURAL AREA PART WAY BETWEEN BUGLE AND PENWITHICK WHICH BACKS ONTO OPEN FARMLAND AT THE REAR.

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 Website: www.moveincornwall.co.uk Telephone: 01726 69933



The Property

For Sale – Chain Free An older-style three-bedroom semi-detached home sits in a peaceful rural spot between Bugle and Penwithick, backing onto open farmland for uninterrupted countryside views.

Inside, the layout includes an entrance porch, hallway, lounge, dining room, kitchen, utility area, bathroom, and three bedrooms. Outside, there's parking for two cars, a large timber garage with workshop space, and a level lawned garden that opens onto fields.

Recent upgrades include a new roof and UPVC double-glazed windows, making this characterful home a solid choice in a tranquil setting.

Room Descriptions

Entrance Porch

With part glazed Upvc door to the porch, leading to the hallway, stairs to the first floor.

Lounge

11' 8" x 9' 10" (3.56m x 3.00m)
Window to the front, open way through to the dining room.

Dining Room

15' 5" x 11' 0" (4.70m x 3.35m)
Fitted with airing cupboard housing a hot water cylinder, open fireplace with wood burner supplying radiators and hot water, second storage cupboard, under stairs recess, low voltage lighting, two archways leading through to the kitchen.

Kitchen

10' 0" x 15' 4" (3.05m x 4.67m)
With a natural slate floor, fitted with wood fronted units, with sink unit, space for cooker and fridge, space and plumbing for washing machine, RCD electric unit, two Velux skylights, window to the rear and side, half glazed double glazed door leading to the rear garden, natural slate floor, step leading down to the utility area.

Utility Area

A very useful space with space and plumbing for washing machine, door leading through to the bathroom.

Bathroom

Finished with a Slate floor, attractive wooden wash hand basin, panelled spa bath with shower over, towel radiator, two windows.

Landing

With an attractive stained glass window, this one is not Upvc, roof access, cupboard over the stairwell.

Bedroom 1

9' 10" x 9' 9" (3.00m x 2.97m)
Window to the front.

Bedroom 1

12' 3" x 8' 6" (3.73m x 2.59m)
Window to the front

Bedroom 3

8' 11" x 6' 7" (2.72m x 2.01m)
Window to the rear, two wall lights.

Outside

To the front of the property there is a small garden area, whilst to the side there is parking for two cars plus the garage. The rear garden can be accessed from the side. The rear garden is large and level being laid to lawn bounded by fields to the rear.

Attached Garage

24' 8" x 9' 0" (7.52m x 2.74m) With wooden doors to the front, plus a small workshop area to the rear .