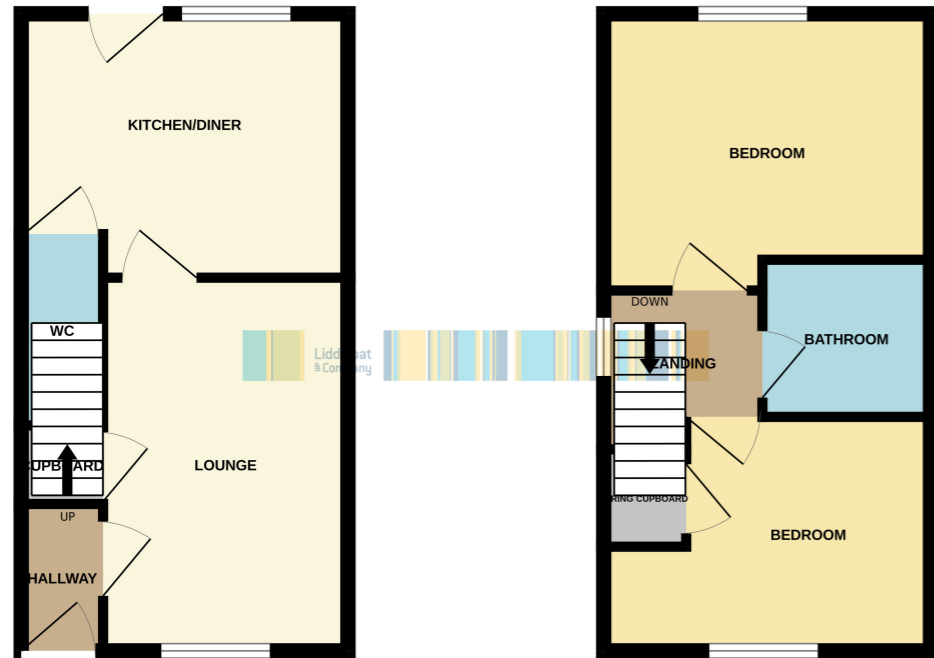


GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 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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24 NETLEY MEADOW, BUGLE, ST AUSTELL, CORNWALL PL26 8FX

PRICE £195,000



A VERY NICELY PROPORTIONED, MODERN STYLE HOUSE LOCATED ON THIS POPULAR WAINHOMES VILLAGE DEVELOPMENT.

THE PROPERTY WELL PRESENTED ACCOMMODATION AND BRIEFLY COMPRISES: ENTRANCE HALL, LOUNGE, NICELY FITTED KITCHEN/DINER WITH A CLOAKROOM COMPLETING THE GROUND FLOOR ACCOMMODATION. TO THE FIRST FLOOR THERE ARE TWO GOOD SIZED DOUBLE BEDROOMS AND A FITTED BATHROOM.

TO THE OUTSIDE A GOOD SIZE FULLY ENCLOSED REAR GARDEN, WITH GATED SIDE ACCESS TO THE FRONT OF THE PROPERTY.

THE ADDED BONUS TO THIS PROPERTY IS THAT IT COMES WITH A GARAGE SITUATED JUST ROUND THE CORNER FROM THE PROPERTY.

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





Room Descriptions

Lounge

14' 0" x 9' 2" (4.27m x 2.79m)
Window to the front.

Kitchen/Dining Room

12' 7" x 10' 1" (3.84m x 3.07m)
Door and window to the rear.

Bedroom

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom

12' 6" x 8' 9" (3.81m x 2.67m)

Bathroom

6' 3" x 6' 0" (1.91m x 1.83m)

Cloakroom

4' 10" x 3' 2" (1.47m x 0.97m)

The Property

A very nicely proportioned, modern style house located on this popular Wainhomes village development.

The property well presented accommodation and briefly comprises: Entrance hall, lounge, nicely fitted kitchen/diner with a cloakroom completing the ground floor accommodation. To the first floor there are two good sized double bedrooms and a fitted bathroom.

To the outside a good size fully enclosed rear garden, with gated side access to the front of the property.

The added bonus to this property is that it comes with a garage situated just round the corner from the property.

In all a great home in a popular village location and yet close to all local amenities.

Situated in the village of Bugle which offers primary schooling, shopping facilities, a garage and a public house and fast food restaurants. The property is ideally located for the A30 and links by bus and rail to the nearby town of St Austell where a full array of shopping, social and schooling facilities can be found, along with mainline bus and railway stations.

A lovely modern style starter home located on this modern and popular Wainhomes development in the village of Bugle, on the outskirts of St Austell. With fabulous walks and the Cornish coastline close by and the world famous Eden Project easily accessible, we would definitely recommend an early appointment to view this fine property.