

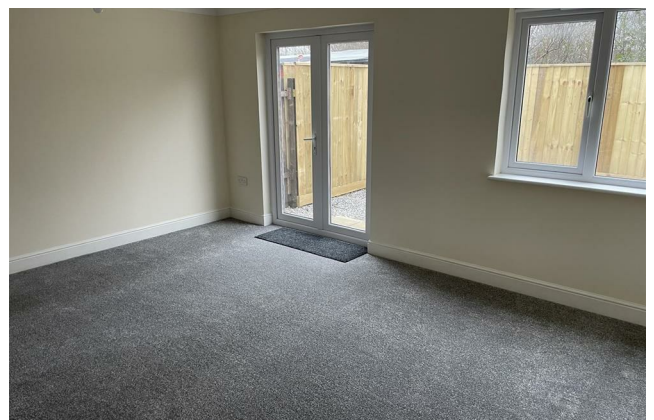


MAY WHETTER & GROSE

42 SPRINGFIELDS, BUGLE, PL26 8SJ
GUIDE PRICE £235,000



42 SPRINGFIELDS IS A FOUR BEDROOM END OF TERRACE HOUSE, WELL PRESENTED WITH RECENTLY REFURBISHED ACCOMMODATION. THERE IS A BRICK PAVED PARKING AREA TO THE FRONT OF THE PROPERTY WITH AN ENCLOSED REAR GARDEN. THE PROPERTY BENEFITS FROM ELECTRIC HEATING, DOUBLE GLAZING AND NEW CARPETS THROUGHOUT.
EPC - C



Bugle is a popular and expanding village situated some 6 miles North of St Austell and approximately 6 miles South West of Bodmin. The main A30 Trunk Road is easily accessible and the North and South Coast beaches are a short drive away. The village has a school, a range of shops, takeaways and recreational facilities. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 12 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 18 miles from the property.

Directions:

From St Austell head along Bodmin Road through Ruddlemoor and to the Stenalees roundabout. Head straight across and down into Bugle. As you go across the traffic lights you will pass the Tonkins garage on the left and Spar shop on the right. Head along and over the railway bridge. Turn right into Springfields, follow the road to the end where 42 is located on the right hand side towards the end of the no through road.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Entrance Hall:

Double glazed front entrance door. Electric heaters. Stairs to first floor. Doors to:

Cloakroom/WC:

Double glazed window. Low level WC and pedestal hand wash basin.

Kitchen:

12'5" x 8'9" (3.81 x 2.67)



Double glazed window to front elevation. Range of

modern floor and wall units and drawers. Extensive work surfaces. Stainless steel sink unit. Plumbing for washing machine. Electric hob with extractor fan above. Fitted oven. Breakfast bar.



Lounge/Diner:

16'2" x 12'7" (4.95 x 3.85)



Electric heater. Television aerial point. Double glazed window to rear, further double glazed French doors to rear garden.

First Floor Landing:



Double glazed window to front elevation. Electric heater. Stairs to second floor. Doors to:

Bedroom One:

9'9" x 8'9" (2.99 x 2.67)



Double glazed front window overlooking play park. Electric heater.

Bathroom/WC:

9'9" x 5'10" (2.98 x 1.79)



(Maximum Measurement)

White suite of panelled bath with Triton electric shower over, pedestal hand basin and low level WC. Built in airing cupboard with hot water cylinder.

Bedroom Two:

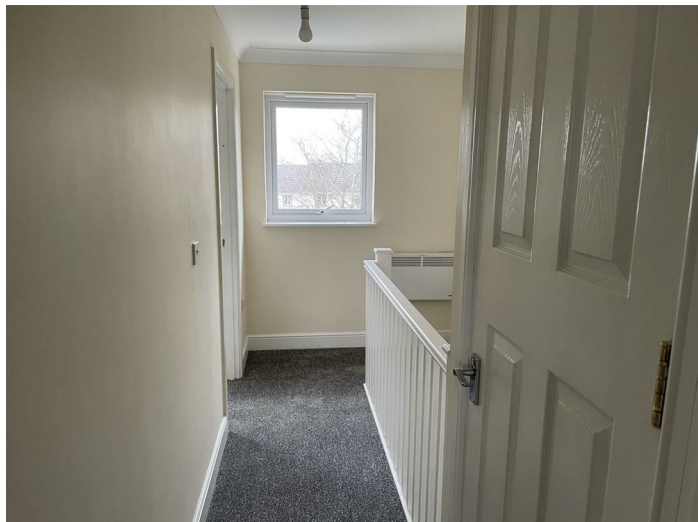
12'7" x 16'0" (3.85 x 4.90)



(Maximum Measurement)

Two double glazed windows to rear. Electric heater. Television aerial point.

Second Floor Landing:



Double glazed window to front elevation. Electric heater. Built in store cupboard. Doors to:

Bedroom Three:

9'10" x 9'2" (3.00 x 2.80)



Double glazed window to front elevation. Electric heater. Access to loft space.

Bedroom Four:

16'2" x 12'7" (4.95 x 3.86)



Double glazed window to rear elevation. Electric heater. Built in cupboard. Door to:

En-suite:



Fitted shower cubicle with Triton shower, low level WC and hand wash basin. Wall mounted electric fan heater.

External:

To the front is a brick paved parking area.

To the rear is an enclosed courtyard garden.

Council Tax Band: C

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

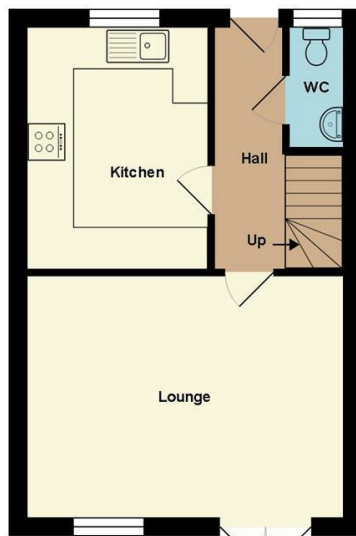
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell

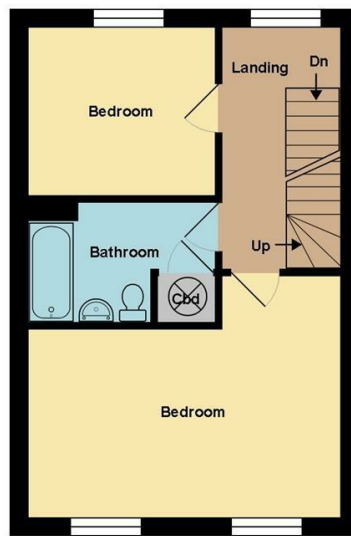
Enterprise Park, Treverbyn Road, Carclaze, PL25
4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
70		81
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.
Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
Any figure given is for initial guidance only and should not be relied upon as a basis for valuation

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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