



**MAY WHETTER & GROSE**

**25 CARNSMERRY, BUGLE, PL26 8PX  
OFFERS IN EXCESS OF £150,000**



A WELL POSITIONED CHAIN FREE SEMI DETACHED HOUSE WITH THREE BEDROOMS AND TWO RECEPTION ROOMS. FURTHER BENEFITS INCLUDE ENCLOSED AND SPACIOUS REAR GARDEN WITH OUTBUILDING, UPVC DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING THROUGHOUT. THE PROPERTY OCCUPIES A NO THROUGH ROAD SETTING WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES AND THE A30; THE MAIN ARTERY ROUTE THROUGH CORNWALL. EPC - E \*SEE AGENTS NOTES\*



### Location

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 town centre head to the junction at the top of Trinity Street and turn right, Follow the road around the bend onto Bodmin Road. Proceed along Bodmin Road and continue for about three miles through Ruddle Moor, Carthew and eventually at the roundabout, continue straight across, taking the road to Stenalees and Bugle. Goonbarrow Meadow is located on the left hand side about one mile along, situated before the traffic lights in the middle of Bugle. Take this turning and follow this road in taking the first left hand turn on to Carnsmerry. The property is located on the left hand side of the road, tucked away in the corner of the no through road.

### Accommodation

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

Upvc double glazed front door with inset obscure glazed panels allows external access into entrance hall.

### Entrance Hall

10'6" x 6'11" (3.21 x 2.11)



Porcelain tiled flooring. Opening through to lounge. Opening through to kitchen. Carpeted stairs to first floor. Radiator. Open storage below stairs. BT telephone point. Textured ceiling.

### Lounge

15'4" x 10'6" (4.69 x 3.21)



Upvc double glazed window to front elevation. Laminate wood flooring. Radiator. Television aerial point. Wall mounted electric fire. Telephone point. Textured ceiling.

## Kitchen

12'10" x 10'5" (3.93 x 3.19)



Upvc double glazed door to rear elevation with upper obscure glazing. Further Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Door through to dining room. Matching wall and base kitchen units, roll top work surfaces, four ring buttonless hob. Stainless steel sink with matching draining board and adjustable mixer tap. Porcelain tiled flooring. Tiled walls to water sensitive areas. Fitted electric oven with grill above. Free standing oil fired Worcester central heating boiler. Fitted extractor fan. Textured ceiling. Radiator. Two doors open to provide access to the airing cupboard. Space for additional kitchen appliances.

## Dining Room

10'4" x 9'4" - max (3.17 x 2.85 - max)



Upvc double glazed sliding patio doors to rear elevation overlooking the enclosed rear garden. Wood effect laminate flooring. Radiator. Textured ceiling.

## Landing

9'9" x 7'1" - max (2.99 x 2.18 - max)



Upvc double glazed window to side elevation. Carpeted flooring. Doors to bedrooms one, two, three and wet room. Textured ceiling. Loft access hatch.



### Wet Room

6'1" x 5'4" (1.87 x 1.65)



Upvc double glazed window to rear elevation with obscure glazing. Low level flush WC, pedestal hand wash basin. Wall mounted MIRA shower. Non slip flooring. Tiled walls. Fitted extractor fan. Wall mounted electric heater. Textured ceiling. Radiator.

### Bedroom Three

12'0" x 7'11" (3.68 x 2.43)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Polystyrene tiled ceiling. Twin doors open to provide access to cupboard.

### Bedroom Two

12'7" x 10'4" (3.84 x 3.17)



Upvc double glazed window to front elevation. Open storage recess. Radiator.

### Bedroom One

16'2" x 9'7" (4.93 x 2.94 )



Two Upvc double glazed windows to rear elevation overlooking the rear garden. Wood effect laminate flooring. Textured ceiling. Radiator. Door opens to provide access to in-built cupboard.

## Outside



Conveniently located at the very end of a no through road, tucked away in the corner. To the front of the property is an established evergreen planting area with a hard standing walk way providing access to front door. There is also access to the rear garden via a walkway to the the right of the property.

Either accessed via the right hand walk way, door from the kitchen or sliding patio doors in the dining room, the rear garden has a hard standing walk way flowing across from the side. There is an outbuilding which has been split into numerous usable areas, upon entering on the left hand side is a low level flush WC, in front of you is a storage area and to the right hand side is a larger storage area - a versatile useful storage space.

Outdoor tap to the rear.

Gravelled area immediately to the rear of the property. The rear garden is currently laid to lawn and well enclosed with evergreen shrubbery to the right and rear elevations and wooden fence to the left hand side.

The oil tank for the property is located to the rear of the garden. To the right hand side of the garden, gates open to provide access to an adjoining lane.

## Council Tax Band - A



## 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

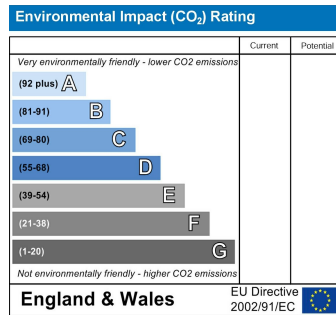
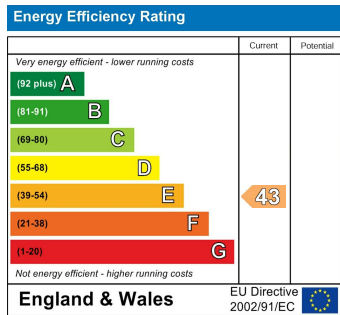
Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

## Agents Notes

Current Service Charge £159.36 subject to annual review. From 1st April 2026 the Service Charge will be £223.68 subject to annual review on from 1st April 2027.

We have been advised the property has no parking, there are gates to the rear of the property that lead out onto what we believe to be a private lane. This should be checked with your legal advisor.

Oil Fired Central Heating  
 Construction reinstated Cornish Unit with PRC -  
 please therefore check with your lender should  
 lending be required



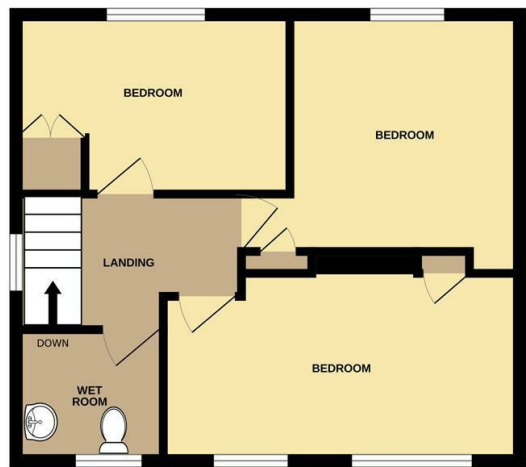




GROUND FLOOR



1ST FLOOR



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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