



MAY WHETTER & GROSE

**7 TRENGROVE, BUGLE, PL26 8SE**  
**GUIDE PRICE £150,000**



A CHAIN FREE SEMI DETACHED HOUSE WITH TWO BEDROOMS, OCCUPYING A QUIET NO THROUGH ROAD SETTING. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT, ELECTRIC HEATING AND ENCLOSED REAR GARDEN WITH PARKING TO THE FRONT. THE PROPERTY IS LOCATED WITHIN CLOSE REACH OF LOCAL AMENITIES AND AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS FANTASTIC HOME.

EPC - D

\*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

Head into the village of Bugle on the A391. Continue to the centre of the village and at the traffic light junction turn right into Rosevear Road, the B3374. Take the second left into Trengove and then turn left onto the cul de sac of Trengove where Number 7 is located on the right hand side 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 upper obscure patterned glazed detailing allows external access into entrance hall.

## Entrance Hall

6'1" x 15'5" - max (1.86 x 4.71 - max)

Wood effect vinyl flooring. Wall mounted night storage heater. BT Openreach telephone point. High level mains enclosed fuse box. Door through to lounge. Textured ceiling. Carpeted stairs to first floor.

## Lounge

12'4" x 11'4" - max (3.76 x 3.47 - max)



Upvc double glazed window to front elevation. Door through to kitchen/diner. Carpeted flooring. Door allowing access to understairs storage cupboard with electric power point set within. Wall mounted night storage heater. Textured ceiling. Television aerial point. BT Openreach telephone point.

## Kitchen/Diner

15'7" x 9'9" (4.76 x 2.98)



A well lit room with Upvc double glazed door to rear elevation with upper glazed panel and two Upvc double glazed windows to rear elevation, all overlooking the enclosed rear garden. Matching wall and base kitchen units finished in white high gloss, roll top granite effect work surfaces with stainless steel sink and matching draining board and central mixer tap. Space for additional kitchen appliances. Extractor hood set over cooker recess. Part tiled walls. Wood effect vinyl flooring. Wall mounted electric night storage heater. Textured ceiling.



### Bathroom

7'9" x 6'6" - max (2.37 x 1.99 - max)



### Landing

7'9" x 11'7" - max (2.37 x 3.55 - max)



Upvc double glazed window to rear elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin with central mixer tap and panel enclosed bath with wall mounted electric shower over. Water resistant cladding to water sensitive areas. Fitted extractor fan. Wall mounted electric heater. Wall mounted light with electric plug in shaver point. Door into airing cupboard housing the hot water tank. Textured ceiling. Tile effect vinyl flooring.

### Bedroom Two

9'9" x 7'4" (2.98 x 2.26)



Upvc double glazed window to side elevation providing natural light. Doors through to bedrooms one, two and family bathroom. Carpeted flooring. Loft access hatch. Textured ceiling.

Upvc double glazed window to rear elevation overlooking the enclosed rear garden. Carpeted flooring. Textured ceiling. Wall mounted electric heater.



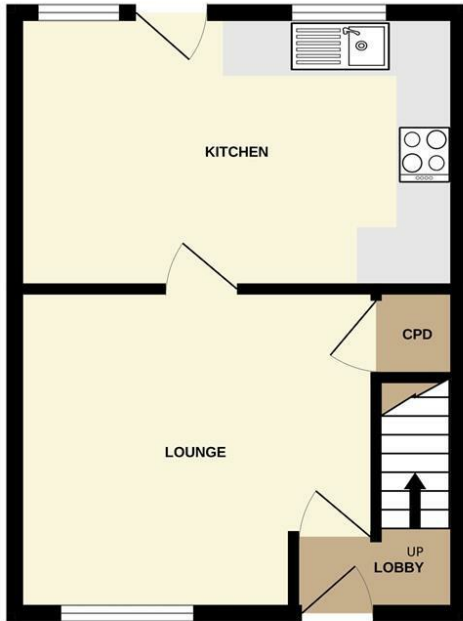




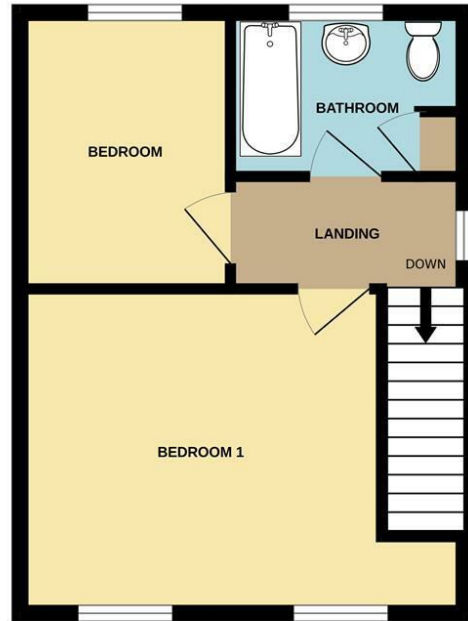




GROUND FLOOR



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.  
Made with Metropix ©2026

**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

