

MAY WHETTER & GROSE

27 NETLEY MEADOW, BUGLE, PL26 8FX
GUIDE PRICE £180,000



A WELL POSITIONED CHAIN FREE SEMI DETACHED HOUSE WITH THREE BEDROOMS AND OFF ROAD PARKING TO THE REAR. THE PROPERTY OCCUPIES A NO THROUGH ROAD LOCATION AND ENJOYS AN ENCLOSED AND TUCKED AWAY PLOT, A FANTASTIC INVESTMENT PROPERTY. FURTHER BENEFITS INCLUDE PARTIAL ELECTRIC HEATING AND UPVC DOUBLE GLAZING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED HOME LOCATED IN BUGLE WHICH WILL GREATLY BENEFIT FROM THE NEW LINK ROAD TAKING TRAFFIC AWAY FROM THE AREA. PLEASE SEE AGENTS NOTES. EPC - D



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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 Ruddlemoor, Carthew and eventually at the roundabout continue across taking the road to Stenalees and Bugle. Goonbarrow Meadow is off Carnsmerry which is located on the left hand side about one mile along before the traffic lights. Proceed through Carnsmerry and Goonbarrow Meadow. Turn left onto Netley Meadow and proceed until reaching the play park. Number 27 is the end terrace house facing the play park. There is off road parking to the rear for viewers to utilise while viewing the property.

Accommodation

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

Hard wood door with double glazed obscure patterned insert and spyhole allows external access into entrance hall.

Entrance Hall

9'8" x 6'7" maximum (2.95 x 2.02 maximum)
Doors through to kitchen, lounge/diner and ground floor WC. Exposed flooring. Wall mounted thermostatic control. Telephone point. Carpeted stairs to first floor.

W.C.

6'2" x 3'1" (1.89 x 0.94)
Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC and pedestal ceramic hand wash basin. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Wall mounted electric heater. Mains enclosed fuse box.

Kitchen

12'7" x 7'5" (3.85 x 2.27)
Upvc double glazed window to front elevation enjoying a lovely outlook over an enclosed playpark at the front of the property. Matching wall and base kitchen units finished in cream, roll top worksurfaces, stainless steel one and half bowl sink, matching draining board and central mixer tap. Fitted four ring hob with extractor hood over and electric oven below. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Space for additional kitchen appliances.

Lounge/Diner

14'8" x 11'3" - maximum (4.48 x 3.44 - maximum)
Upvc double glazed patio doors to rear elevation allowing access to the rear patio, rear garden and off road parking. Further Upvc double glazed window to rear elevation. Wood effect laminate flooring. Television aerial point and Telephone point. Door provides access to under stairs storage void which is carpeted and offers generous storage facilities.

Landing

10'8" x 6'5" - maximum (3.26 x 1.98 - maximum)
Upvc double glazed window to side elevation. Doors off to bedrooms one, two, three and family bathroom. Additional door provides access to the airing cupboard housing the Santon Premier Plus Unvented hot water system with further slatted storage facilities above. Carpeted flooring. Loft access hatch.

Bedroom Three

6'5" x 7'0" (1.98 x 2.15)
Upvc double glazed window to rear elevation. Carpeted flooring. Electric heater.

Bedroom Two

10'4" x 7'8" (3.16 x 2.36)
Upvc double glazed window to rear elevation. Wall mounted electric heater. Carpeted flooring.

Bedroom One

13'9" x 8'1" - maximum (4.20 x 2.47 - maximum)
Upvc double glazed window to front elevation. Carpeted flooring. BT Openreach Telephone point. Television aerial point.

Bathroom

6'1" x 6'0" (1.87 x 1.84)
Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC, pedestal ceramic hand wash basin, panel enclosed bath with wall mounted electric shower over and glass shower screen. Tile effect vinyl flooring. Tiled walls to water sensitive areas. Wall mounted electric heater. Electric plug in shaver point. Fitted extractor fan.

Outside

A hardstanding walkway provides access to the

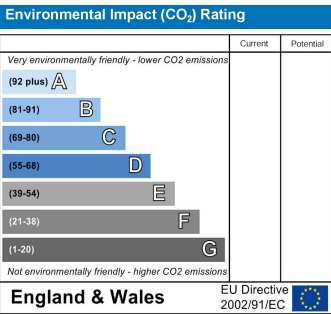
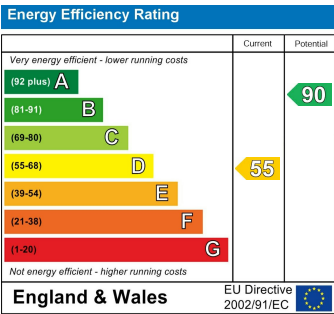
covered front door. The front garden is laid for easy maintenance to evergreen planting and shrubbery. To the right hand side a wooden gate opens to provide access to the secure rear garden.

As previously mentioned the rear garden can be accessed via the patio doors in the lounge/diner to the rear of the property or via the wooden gate to the right hand side of the property or via the rear access gate is the rear garden. Laid mainly to lawn which flows around the side and rear of the property, well enclosed with wood fencing to the left, rear elevations with Cornish Hedge to the right elevation.

Immediately off the lounge/diner is a paved patio with a gate to the rear providing access to the off road parking which houses one vehicle off road. The established garden will greatly appeal to any keen gardeners and offers a great deal of scope with a lovely private area located to the side of the property.

Council Tax Band - B

Agents Notes: The property is subject to Management Service Charges of £81.80 per annum.



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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