

MAY WHETTER & GROSE

9 THE SIDINGS, BUGLE, PL26 8TU GUIDE PRICE £250,000



A DELIGHTFUL CHAIN FREE DETACHED HOUSE WITH THREE DOUBLE BEDROOMS AND TWO OFF ROAD PARKING SPACES. COMPLETED IN MARCH 2022 FURTHER BENEFITS INCLUDE LP GAS CENTRAL HEATING, UPVC DOUBLE GLAZING THROUGHOUT AND AN ENCLOSED REAR GARDEN. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED, NO THROUGH ROAD SETTING, OFFERED FOR SALE WITH NO ONWARD CHAIN. EPC - C



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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. Proceed 200 yards along this road turning right. Proceed along the road bearing right into The Sidings. Number 9 is the new build at the end of the road.

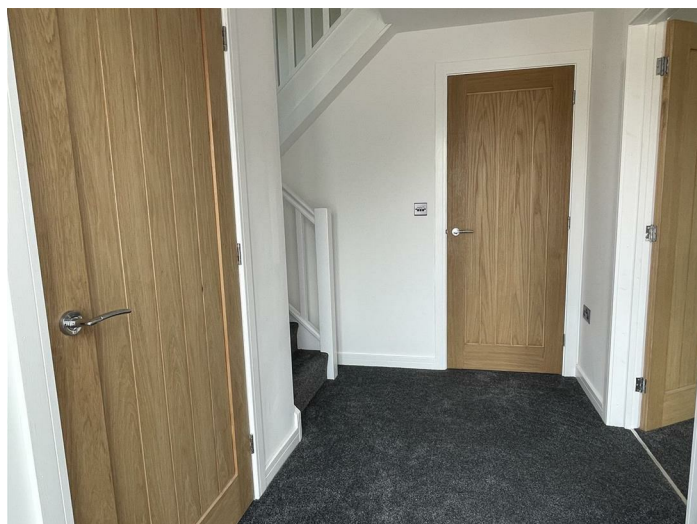
Accommodation:

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

Upvc double glazed door with inset frosted double glazed detailing allow external access into entrance hall.

Entrance Hall:

9'8" x 9'8" (2.95m x 2.97m)

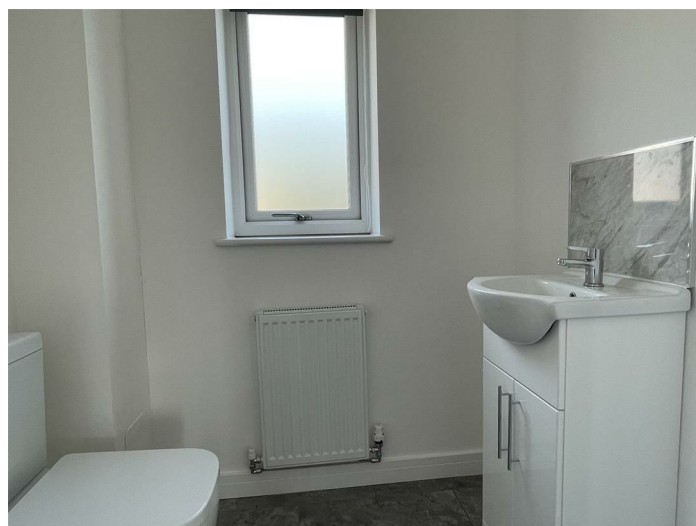


(maximum measurement)

Inset spy hole to front door. Carpeted flooring. Door to lounge/diner. Door to WC. Further door provides access to inbuilt storage void with continuation of carpeted flooring. Carpeted stairs to first floor. Radiator.

WC:

4'0" x 5'6" (1.23m x 1.69m)



Upvc double glazed window to side elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush and soft close technology and ceramic hand wash basin with central mixer tap set on vanity storage unit offering additional storage options below. Tiled walls to water sensitive areas. Tiled flooring. Radiator. Fitted extractor fan.

Lounge/Diner:

24'8" x 11'8" (7.54m x 3.56m)



A tremendous and spacious triple aspect lounge/diner with Upvc double glazed patio doors to rear elevation allowing access to the enclosed rear garden. Further Upvc double glazed windows to front and side elevations combining to provides tremendous natural light. Carpeted flooring. Two radiators. Television aerial point. Opening to kitchen.

Kitchen:

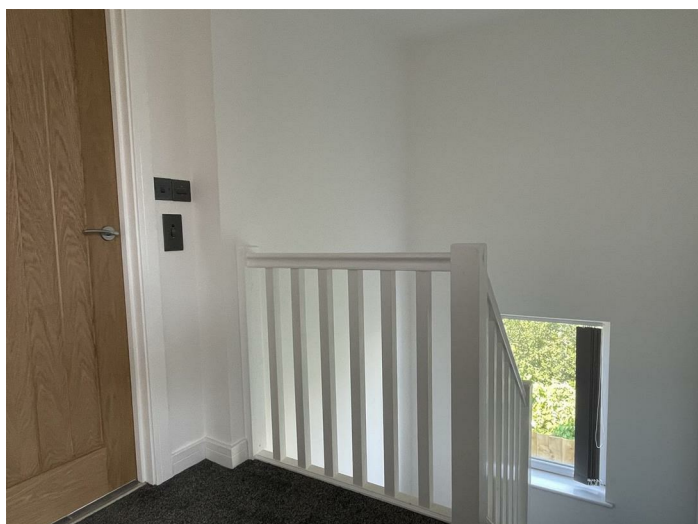
9'8" x 7'11" (2.96m x 2.42m)



A well presented twin aspect kitchen with Upvc double glazed windows to rear and side elevations. Matching wall and base kitchen units finished in high gloss light grey. Square edged marble effect worktops with matching splash back. Sink with matching draining board and central mixer tap. The kitchen benefits from integral dishwasher, fridge and freezer and space for washing machine. The kitchen also benefits from soft close technology. Fitted electric oven with buttonless ceramic hob above, fitted extractor hood over and glass splashback. The property's LP Gas central heating boiler is located in one of the kitchen wall units. Wood effect laminate flooring.

First Floor Landing:

9'9" x 6'5" (2.98m x 1.98m)



(maximum measurement)

Upvc double glazed window to side elevation at split level point of landing. Carpeted flooring. Doors off to double bedrooms one, two, three and family bathroom.

Bedroom Three:

7'11" x 9'9" (2.43m x 2.99m)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Television aerial point.

Bedroom Two:

11'8" x 11'5" (3.57m x 3.48m)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator. Television aerial point. Loft access hatch.

Bedroom One:

12'11" x 11'8" (3.94m x 3.57m)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Television aerial point.

Bathroom:

9'8" x 5'6" (2.97m x 1.68m)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap and set on vanity storage unit offering additional storage options below and panel enclosed bath with central mixer tap, fitted shower screen and fitted electric shower over. Water resistant cladding to water sensitive areas. Electric plug in shaver point/wall mounted light. Large fitted heated towel rail. Fitted extractor fan. Tiled flooring.

Agents Note:

One of the delightful recurring themes in this new build property are the real wood doors throughout the property.

Outside:

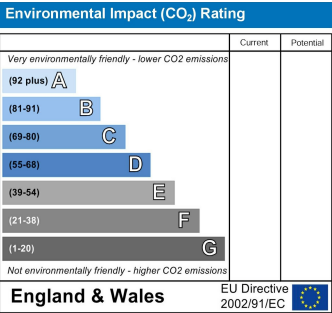
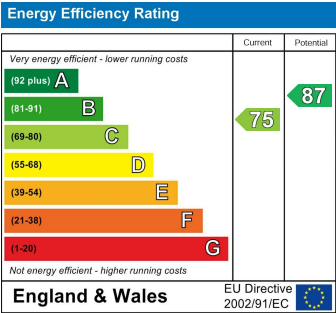
Located at the very end of the no through road, Number 9 is the property directly in front of you as you come to the end of the road. You will notice four parking spaces, number 9 enjoys the left hand two with number 10 situated behind having the right hand side two parking spaces. Behind the second space the low level render block wall opens to provide access to the manageable front garden laid to tarmac with outdoor tap and providing access to the front door. To the right hand side and flowing along the front and right hand side of the property there is a generous area of granite chippings a fantastic storage area. The property's LP Gas canisters are located on the right hand side of the property.

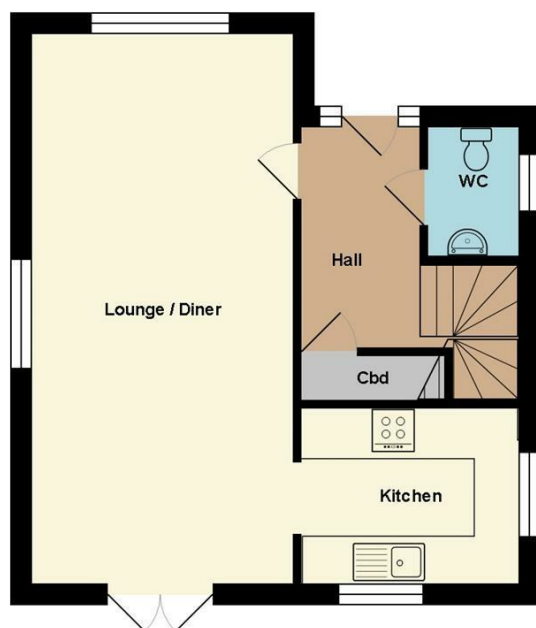


The rear garden can either be accessed via the right hand side of the property or via the rear of the lounge/diner with the granite chippings flowing across the rear of the property providing a walkway. The rear garden is laid to lawn and enclosed with wood fencing to rear and left elevations with low level rendered wall to the right hand side.

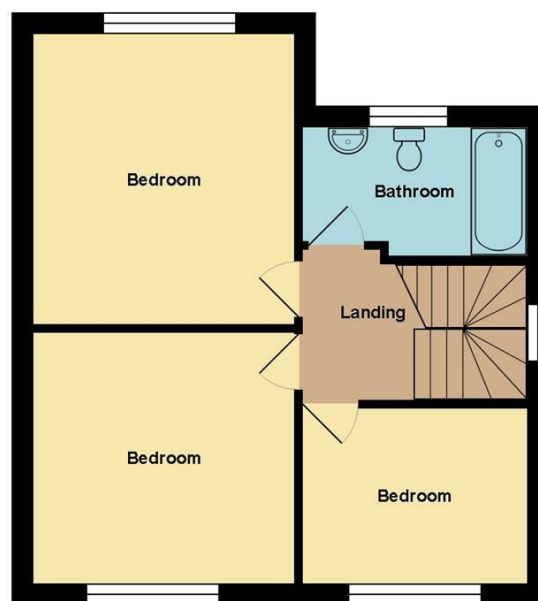


Council Tax - C





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

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