



M A Y W H E T T E R & G R O S E

7 TRENGROVE, BUGLE, PL26 8SE
GUIDE PRICE £160,000



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 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 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 rear elevation overlooking the enclosed rear garden. Carpeted flooring. Textured ceiling. Wall mounted electric heater.

Bedroom One

15'7" x 11'4" - max (4.75 x 3.47 - max)



Two Upvc double glazed windows to front elevation. Carpeted flooring. Textured ceiling. Wall mounted electric heater. Television aerial point.

Outside



To the front of the property is a manageable area of lawn with hardstanding tarmac walkway flowing across the front of the property. Steps lead up to provide access to the front door. To the right hand side of the property a hardstanding walkway flows to provide access to the rear garden side gate. Parking for one vehicle is available to the front of the property.

As previously mentioned the rear garden is accessed either via the side communal walkway or via the kitchen/diner. The rear garden is laid to lawn with paved steps leading to the rear where a wooden shed can be located. The boundaries are clearly defined with wood fencing to the right, left and rear elevations.



Council Tax Band - B

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

Agents Notes

The vendor has advised us the access road is shared.

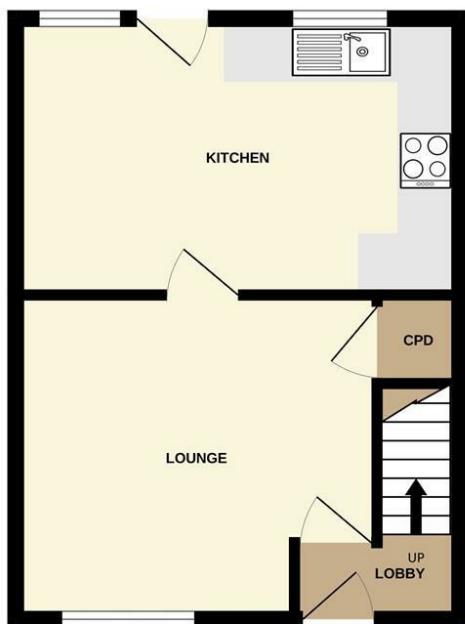
The vendor has advised us it is shared maintenance of the area in front of the property.

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		
England & Wales		
EU Directive 2002/91/EC		

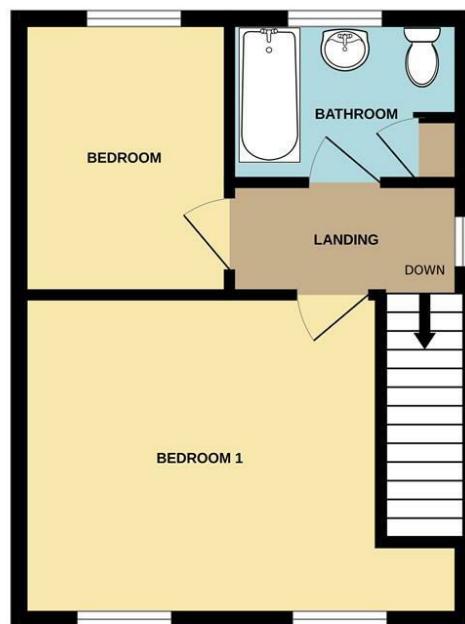
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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