

MAY WHETTER & GROSE

8 THE WILLOWS, BUGLE, PL26 8QZ
GUIDE PRICE £250,000



SITUATED AT THE END OF A CUL-DE-SAC IN A TUCKED AWAY LOCATION, WITHIN THE HEART OF THE EVER POPULAR VILLAGE OF BUGLE AND EASY REACH OF THE CLAY TRAILS, A30, LOCAL AMENITIES AND SCHOOLING IS THIS IMPECCABLY PRESENTED THREE DOUBLE BEDROOM FAMILY RESIDENCE ALSO BENEFITING FROM BRICK PAVED DRIVEWAY AND ENCLOSED REAR GARDEN ENJOYING A SUNNY ASPECT. INTERNALLY OFFERS A BEAUTIFULLY PRESENTED ACCOMMODATION OF LOUNGE/DINER, MODERN KITCHEN AND BATHROOM. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE HIGH STANDARD THROUGHOUT AND ITS POSITION. EPC - E



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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 and Clay Trails a short distance walk 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 out to the village of Bugle, down through Stenalees and Higher Bugle. Head to the heart of the village where there is a set of traffic lights, turn right onto Rosevear Road, heading back towards Bowling Green and Penwithick. Head along approximately 200 yards taking the left hand turn into Crescent Road, at the end of the T junction turn right onto New Street and continue along past the Village Hall and the property will appear on the right hand side next to the Village Hall carpark. A board will be erected for convenience.

Accommodation

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

From the brick paved driveway and pathway, which leads around to the front with outside courtesy lighting. Part obscure double glazed panelled door into entrance hall.

Entrance Hall:



Further double glazed window to front. Six panel wood door into lounge/diner.

Lounge/Diner:

17'3" x 10'7" (5.26m x 3.25m)



Double glazed window to front elevation. Warm coloured carpeted flooring and painted wall surround throughout. Wide opening arch into dining area.



Dining Area:

7'10" x 8'1" (2.40m x 2.47m)



Additional double glazed window enjoying an outlook

over the garden with electric heater beneath. Door into staircase, inner hall and integral door into garage. Six panel white door into kitchen.

Kitchen:

10'8" x 11'1" (3.27m x 3.39m)



One of the fabulous additions of this home is this beautifully appointed modern kitchen. Thoughtfully designed and laid out incorporating a range of light two tone coloured wall and base units with a polished coloured stone effect laminate work surface with splash back incorporating four ring electric hob and extractor above. Coloured sink and drainer with mixer tap. Integrated oven and fridge freezer. Space and plumbing for under unit white good of either washing machine or dishwasher. Double glazed window and obscure part glazed door opening out onto the rear garden. Wood effect floor covering.

From the inner hallway, finished with a strip wood floor covering and electric heater a low level door leads into under stairs storage. Lockable door into garage.

Garage:

8'1" x 17'5" (2.48m x 5.32m)



Up and over door. Power and light. Low level fuse

box. This could also be used, due to its size, as a utility area if needed.

First Floor Landing:

Carpeted staircase with white handrails and spindles turning to a half landing with a large double glazed window to the side elevation. Continuing up onto the landing with six panel white doors into all three double bedrooms and bathroom. Access to loft.

Bedroom:

10'0" x 10'4" (3.07m x 3.17m)



A generous sized double bedroom further enhanced by the current owners choice of two tone painted wall surround decor. Light colour carpeted flooring. Electric heater below a double glazed window to the front elevation.

Bedroom One:

14'0" x 8'9" (4.28m x 2.67m)



Double glazed window with electric heater beneath. Finished with a feature papered pattern wall.

Bedroom:

8'9" x 11'1" (2.67m x 3.38)



Double glazed window with an outlook over the rear garden and electric heater beneath.

Bathroom:

7'10" x 10'0" to 7'4" (2.39m x 3.07m to 2.26m)



(maximum measurement over bath)
Another impressive feature is this beautifully remodelled and modern bathroom. Incorporating low level WC and hand basin set onto a white gloss hidden cistern and storage cabinet beneath and mirror fronted storage unit above. Part curved bath with shower screen with integrated wall mounted system and attractive tiled splash back. Obscure double glazed window with roller blind. Ceiling mounted extractor. Louvre wood door into airing cupboard with slatted shelving and housing the water cylinder. Chrome heated ladder towel rail.

Outside:

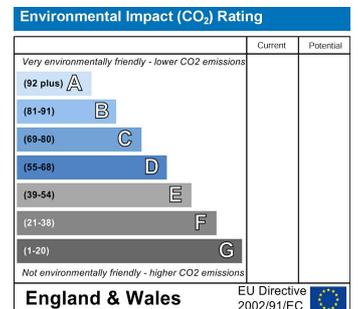
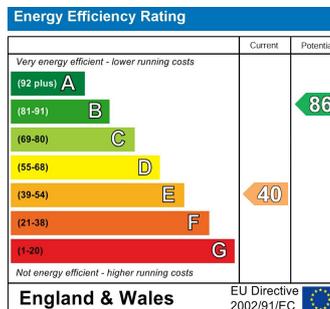
The property is set back from the attractive brick paved roadway and pavement. Driveway with lawned garden to the both sides. Please note additional parking could be created by removal of the lawn if needed. A wide side entrance with attractive wrought iron gate allows access to the rear, which can also be from the kitchen.

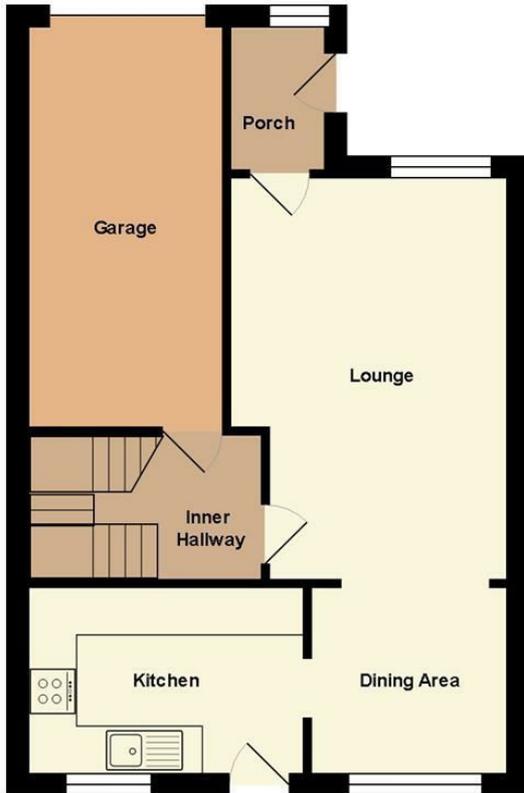


An area of decking and expanse of opening lawn, enjoying a sunny aspect throughout the day and into the evening offering a good degree of privacy, Enclosed by a block and pebbledashed rendered wall surround.

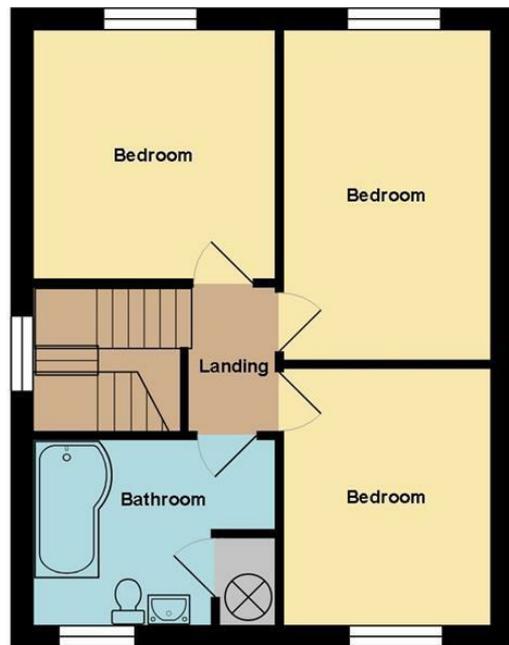


Council Tax - C





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

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