

MAY WHETTER & GROSE

48 SPRINGFIELDS, BUGLE, PL26 8SJ

GUIDE PRICE £275,000



SITUATED IN A CUL-DE-SAC LOCATION IS THIS IMPRESSIVE FOUR DOUBLE BEDROOM FAMILY RESIDENCE WHICH HAS RECENTLY BEEN RE FURBISHED. INCORPORATING SPACIOUS LIVING ACCOMMODATION OF LOUNGE, RECENTLY REFITTED KITCHEN AND DINING AREA, CLOAKROOM WC, FAMILY BATHROOM AND TWO DOUBLE BEDROOMS TO FIRST FLOOR, ONE WITH FITTED WARDROBES AND TO THE TOP FLOOR ANOTHER TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES AND OVER STAIRS STORAGE PLUS PRINCIPLE BEDROOM EN-SUITE WITH ADDITIONAL WALK-IN WARDROBE AREA. TO THE SIDE IS A DRIVEWAY WITH ENCLOSED LOW MAINTENANCE REAR GARDEN. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SIZE AND SPACE. EPC - D



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501

Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH

Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

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:

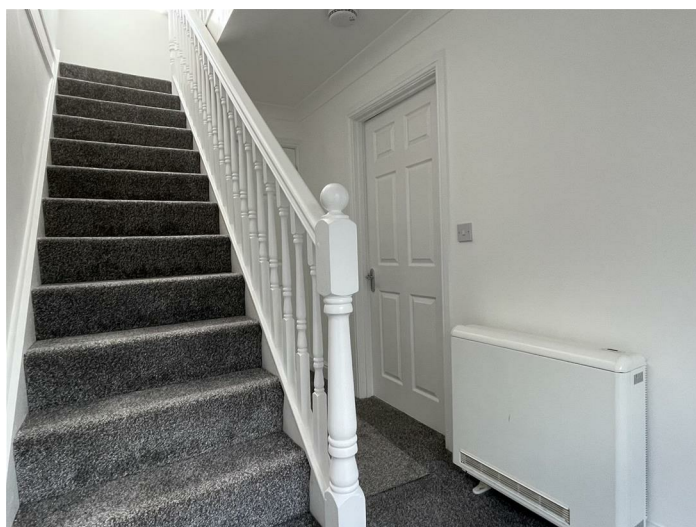
From St Austell head along Bodmin Road through Ruddlemoor and to the Stenalees roundabout. Head straight across and down into Bugle. As you go across the traffic lights you will pass the Tonkins garage on the left and Spar shop on the right. Head along and over the railway bridge. Turn right into Springfields, follow the road around past the children's playpark on your left hand side, take the next hand turn and the property will appear on the right hand side. 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 attractive finished front entrance there is a brick paved pathway with cover and outside courtesy lighting leading to an obscure Upvc double glazed door opening into entrance hall.

Entrance Hall:



Carpeted flooring through hallway and onto stairwell and next two floors. Electric wall mounted heater. High level fuse box. Under stairs storage cupboard. Door into cloakroom WC.

Cloakroom/WC:



Low level WC and hand basin. Tiled splashback. Large obscure double glazed window.

Lounge:

10'4" x 18'7" (3.15m x 5.68m)



(maximum measurement into recess)
Double glazed doors leading out onto hard standing patio area and rear garden and further double glazed bay window to front. Ample array of wall mounted sockets plus two TV points. Electric heater.

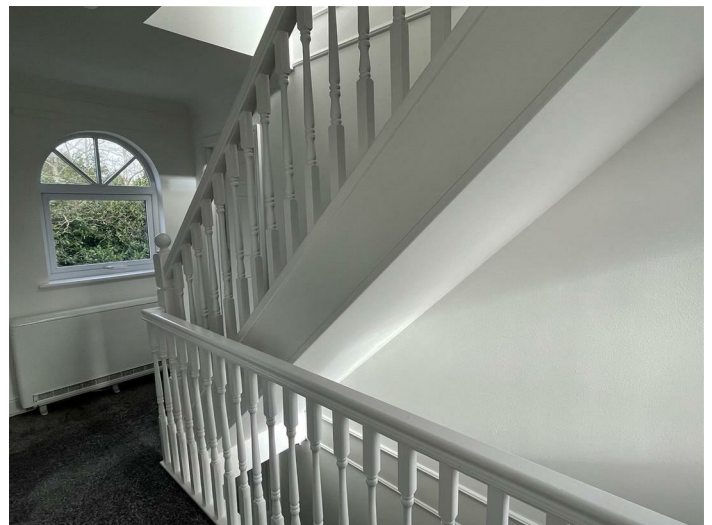


Kitchen/Diner:
18'3" x 8'9" (5.57m x 2.67m)



(maximum measurement over work surface. Double glazed bay window to front and a further double glazed window to the rear. Obscure double glazed door to side. Recess spotlighting. Finished with a tile effect floor covering. The kitchen comprises a range of light coloured fronted wall and base units. Square edged darkened pattern work surface with matching splash backs. Four ring hob with glass splash back. Hidden extractor above and integrated oven below. Space for free standing appliances. Wall mounted electric heater in dining area.

First Floor Landing:



Staircase leads to the first floor landing with large double glazed window. Six panel wood door into both double bedrooms, family bathroom and one into storage. Attractive arch double glazed window to front with electric heater beneath.

Bathroom:

6'11" x 5'10" (2.11m x 1.78m)



Comprising a white suite of low level WC, hand basin and panelled bath with part tiled wall splash back and wall mounted electric shower over. Large obscure double glazed window. Ceiling mounted extractor. Pull cord heater.

Bedroom:

8'9" x 10'1" (2.67m x 3.08m)



Double glazed window to front with electric heater beneath. Ample array of wall double wall mounted sockets, TV and telephone point.

Bedroom:

16'4" x 10'4" narrowing to 11'3" (4.98m x 3.15m narrowing to 3.45m)



(measurement to incorporate built in wardrobe)
Dual aspect and offering a great deal of natural light from two double glazed windows, one to the front and one to rear, the front having electric heater beneath. Double wood doors into built-in wardrobe.

Staircase to the top floor. Double glazed window with heater beneath. Door into storage cupboard. Two further doors into main bedrooms.

Bedroom:

16'4" x 10'4" narrowing to 8'0" (4.98m x 3.17m narrowing to 2.45m)



(narrowing to incorporate built-in wardrobe)
Two double glazed windows, one to the front and one to the rear the rear having heater beneath. Double wood doors into built in wardrobe plus high level over stairs storage housing the water cylinder.

Principle Bedroom:

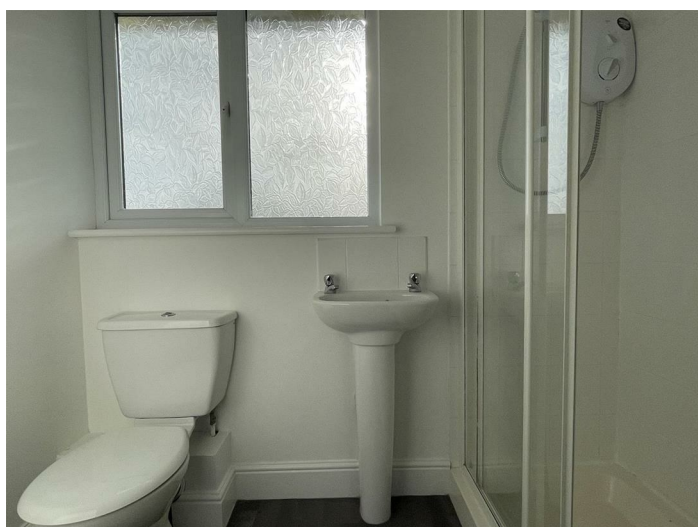
11'6" x 11'9" (3.52m x 3.60m)



Double glazed window to front with heater beneath. Door into walk in deep recess wardrobe area. Door into en-suite.

En-Suite:

6'11" x 3'10" (2.12m x 1.19m)



Comprising low level WC, hand basin and sliding doors into double size shower cubicle with a tiled wall surround and shower system. Obscure double glazed window. Ceiling mounted extractor. Pull cord heater.

Outside:

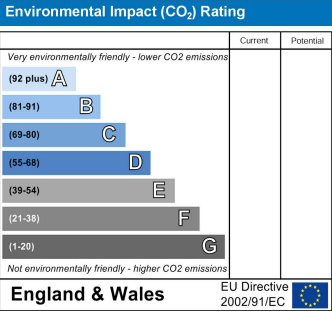
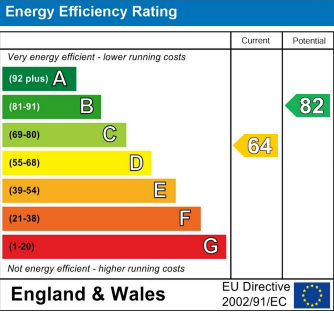
To the front there is a low maintenance stone pebbled base boarder and to the side brick paving and stone chippings driveway, where there is also access to the rear garden.

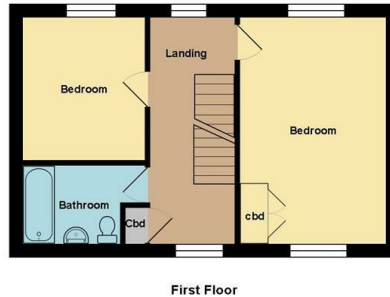
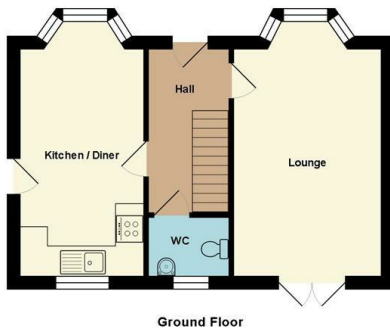


The rear garden is well enclosed by strip wood fence panelling. Offering low maintenance stone chipping base and hard standing area.



Council Tax - C





All measurements are approximate and for display purposes only.

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.