



ORCHARD PARK BUGLE PL26 8NW

SPACIOUS 2 BEDROOM PARK HOME

Elegant and appealing, this spacious park home is well-presented, with ease of maintenance Mediterranean style garden and close to local amenities. The property is located within a small cul-de-sac location which forms part of the larger site.

In brief the property comprises:

Generous Entrance Porch, Spacious Lounge with Arch into Dining Room, Kitchen/Breakfast Room, 2 Bedrooms (Principal with En Suite Shower Room) and Bathroom. Mediterranean style garden with seating areas, archways and mature shrubs. Garage and parking.

**For those seeking a park home in a convenient location
early viewing is highly recommended**

Key Features

Village Location

Elegant and Spacious

Lounge PLUS
Dining Room PLUS
Kitchen/Breakfast
Room

Principal Bedroom
with En Suite

Seating Areas

Garage & Parking

About The Property and Location

Orchard Park is a small cul-de-sac of 4 homes within a larger site. Bugle is a traditional village offering good day-to-day shopping facilities including convenience store, Methodist church, hairdressers, fish and chip shop, village hall, pub and branch railway line. The property is in an elevated position with views across the park and has insulated walls with a rendered finished, the floor and roof are also insulated. The location provides convenient access to the A30 and is within easy reach of the Eden Project. The market town of St Austell is just four miles distant and offers comprehensive amenities including mainline railway station to London Paddington, Leisure Centre, Library, Cinema, Bowling Alley and a range of public houses.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

6' 11" x 6' 7" (2.1m x 2.0m)

Approached via curved steps with uPVC double glazed wood effect double doors giving access to a generous entrance hall. Built-in double cupboard for coats and shoes. White panel door to the kitchen. Central heating radiator. Wood effect flooring. Ceiling light. Glazed French doors into:

Lounge

15' 9" x 13' 5" (4.8m x 4.1m)

An impressive room with uPVC double glazed boxed bay window providing generous natural light. Fireplace with wood burner effect electric fire. Ceiling and wall lights. Central heating radiator. Arch into:

Dining Room

9' 10" x 9' 2" (3.0m x 2.8m)

uPVC double glazed boxed bay window plus uPVC double glazed patio sliding doors to a raised seating area. Central heating radiator. Ceiling light. White panel door to:

Kitchen/Breakfast Room

16' 5" x 9' 10" (5.0m x 3.0m) max

Generous range of white wall and base units with worktops over. Built-in eye level Indesit oven. Ceramic hob with extractor over. One and a half bowl stainless steel sink. uPVC double glazed boxed bay window to the front elevation. Built-in washing machine. Space for fridge/freezer. Ceiling light. Part-tiled walls and vinyl flooring. Breakfast area with storage cupboard over. Central heating radiator. White panel door to entrance hall.

Inner Hall

Built-in cupboard housing the Vaillant Combi Boiler (Serviced 2023). Ceiling light. White panel doors to bedrooms and bathroom. Access to roof space.

Bathroom

7' 10" x 7' 10" (2.4m x 2.4m)

uPVC double glazed window. Corner bath with shower over. Low level WC. Vanity unit with storage cupboards and wash-hand basin. Central heating radiator. Vinyl flooring. Ceiling light.

Principal Bedroom

13' 1" x 10' 2" (4.0m x 3.1m)

uPVC double glazed windows to the rear and side. Generous range of fitted storage incorporating double wardrobe, further single wardrobes with glazed fronts. Dressing table, chest of drawers and additional storage with seating. Over bed storage cupboards and bedside units. Central heating radiator. White panel door to:

En Suite

6' 7" x 5' 3" (2.0m x 1.6m)

uPVC double glazed window. Shower cubicle with glazed panels and sliding door. Low level WC. Pedestal wash-hand basin. Central heating radiator. Vinyl flooring. Ceiling light.

Bedroom

12' 6" x 9' 10" (3.8m x 3.0m)

uPVC double glazed windows to the rear and side. As per the principal bedroom, this room also contains a generous amount of storage including built-in triple wardrobe. Additional over bed storage incorporating wardrobes and fitted drawers and units with seating. Central heating radiator.

Exterior

Tastefully designed with a Mediterranean feel, the attractive curved steps with balustrade handrail leads to the entrance. A small side gate leads to a seating area with established shrubs borders and continues to a raised seating area via steps and gate with complementary railings. A decked area and archway lead to the rear of the property where there is an outside tap and a paved walkway. There is also a bar style seating area and a gas bottle screened area with gate leading to the garage and parking.

Garage and Parking

This property benefits from a parking area with a single garage (rented). Double door vehicular access with power and light.

Additional Information

- Council Tax Band 'A'
- Site Rent £277pcm (includes water & garage)
- Gas – LPG Bottles
- New Windows and Doors 2014
- Insulation - 2009
- Model – Stately Albion 1998 42' x 20'
- Plot – 53' x 32'
- Age – 50+
- Pets - Permitted

Viewing

Strictly by appointment with the managing agent Jefferys. To arrange a viewing or for further information, please contact us on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Elegant Entrance



Lounge into Dining Room



Lounge into Entrance Hall



Kitchen Breakfast Room



Bathroom



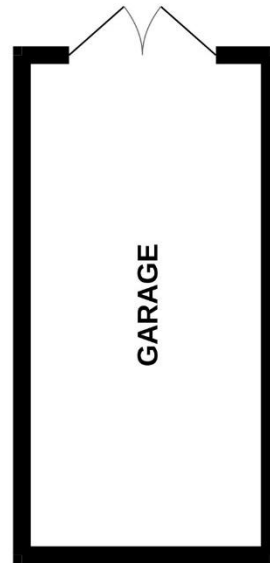
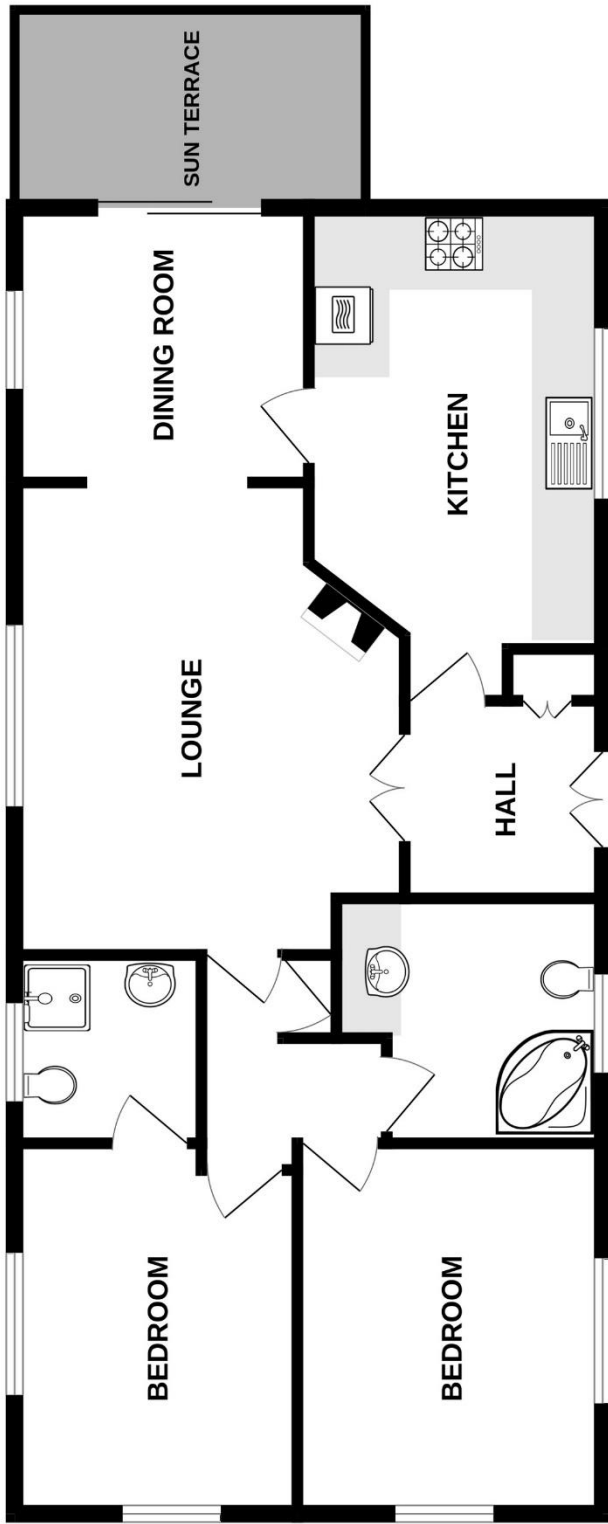
Principal Bedroom



Seating Area off the Dining Room



Seating Area to the Front



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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