

Burrows ESTATE AGENTS

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Fore Street, Bugle, St. Austell, Cornwall, PL26 8PA



£260,000

- Characterful 3 bedroom plus large attic room semi detached house
- Income potential with 8 berth sited caravan
- Entrance porch, hallway, large lounge/dining room, kitchen
- Spacious bathroom incorporating separate shower cubicle
- Three bedrooms, further attic room
- Oil fired central heating, double glazing
- Outbuilding providing utility area and outside W.C
- Gravel patio and lawn gardens
- Hard standing parking
- Garage/workshop

Must see three bedroom plus further attic room semi detached house, with large 8 berth sited caravan offering great income potential or further family accommodation. A unique opportunity is this older style semi detached house offering spacious accommodation, utility outbuildings, garage/workshop and parking.

In brief, the accommodation comprises of entrance porch, hallway, large lounge through dining room and kitchen. To the first floor are three bedrooms and along with a family bathroom incorporating separate shower cubicle and stylish corner bath. To the 2nd floor is a useful attic room. The property also has double glazing and oil fired central heating.

Outside, to the front is an expanse of lawn with shared pathway to front entrance. To the rear is a immediate pebbled patio area leading onto the utility outbuildings and w.c. The pathway continues further to a lawn garden and timber path to the 8 berth caravan. The caravan is very stylish and modern design having been built in situ with foundations, connected to water with plumbing to mains, LPG gas central heating. Finished with a high spec, stylish open plan kitchen and lounge approximately 16'3" x 9'9". Two twin berth rooms, one double bedroom and a separate shower W.C room. Beyond the garden is a garage/workshop with an electric roll top door, door to side.

Situated within the heart of the rural village of Bugle, the property is within walking distance of local amenities including public house, convenience store, take aways and local schooling.

Accommodation

Front entrance	Part pattern glazed door to entrance porch.
Entrance porch	Good useful immediate reception area with part pattern glazed door to hallway.
Hallway	Radiator. Door to lounge/dining room which in turn leads through to kitchen. Stairs to first floor.
Lounge/dining room	22' 1" x 11' 7" (6.73m x 3.53m) narrowing to 11' 3" (3.43m) Light and attractive room via windows to front and rear. Open fire. Telephone point. Two radiators. TV aerial point. Door to understairs storage cupboard. Opening to kitchen.
Kitchen	9' 10" x 7' 8" (2.99m x 2.34m) Recently fitted with modern white range of base and wall units providing cupboard and drawer storage. Work surface over housing inset sink unit with panelled surround. Cooker space with hood over. Space for fridge/freezer. Radiator. Part pattern glazed door to outside.
First floor	
Landing	Doors off to all three bedrooms and bathroom. Steep staircase continuing to attic room. Door to understairs storage cupboard.
Bathroom	10' 0" x 7' 11" (3.05m x 2.41m) Great sized family bathroom incorporating corner bath, separate shower cubicle, close coupled w.c., pedestal wash hand basin. Radiator. Part tiled walls. Two pattern glazed windows to rear.
Bedroom 1	12' 2" x 9' 3" (3.71m x 2.82m) Radiator. Window to front.
Bedroom 2	10' 8" x 9' 6" (3.25m x 2.89m) Radiator. Window to rear.
Bedroom 3	8' 9" x 6' 6" (2.66m x 1.98m) Radiator. Window to front.
Attic room	12' 3" x 13' 9" (3.73m x 4.19m) maximum with sloping ceiling and recessed storage area. Door to storage cupboard within eaves of roof space. Velux window to rear. Radiator.
Outside	To the front there is a gated access with stone walling with shared pathway leading to the front entrance of this property and a neighbouring property with expanse of lawn to the front. The main garden is to the rear where there is immediate pebble shingle area leading onto the utility outbuilding. The utility outbuilding has plumbing, water and electricity. There is an outside w.c. Gate leads out to the side lane. Path leads onto the caravan.



Outbuilding/utility room

7' 8" x 5' 6" (2.34m x 1.68m) Base and wall units providing cupboard and drawer storage. Working surface over with tiled splash back, space and plumbing for washing machine.

Caravan

Modern Swift, Burgundy design 8 berth caravan built with foundations and good access located at the end of the garden. The caravan has LPG central heating, stylish open plan kitchen, lounge/diner. Three separate berths, 2 single rooms and 1 double. There is a shower/w.c. room. This is currently being successfully run as a holiday let. Please ask for further information.

Garage/Workshop

19' 0" x 9' 5" (5.79m x 2.87m) plus 17' 9" x 5' 5" (5.41m x 1.65m). Electric roll top door. Pedestrian door to side. Power connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Council Tax Band B correct as at March 2024

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.



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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