

Burrows ESTATE AGENTS

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New Molinnis, Bugle, St. Austell, Cornwall, PL26 8QL



£225,000

- A generous 3 bedroom plus hobbies room/study semi detached house
- Surprisingly spacious plot
- Available with vacant possession, no on going chain
- Entrance hallway, recently refitted kitchen/diner, lounge, utility, w.c.
- 3 Bedrooms, hobbies room/study, contemporary bathroom
- Double glazed, multi fuel burner with back boiler
- Good size gardens front, side and rear

Offered with vacant possession, no ongoing chain is this surprisingly well proportioned 3 bedroom plus hobbies room/study semi detached house occupying a generous garden.

The accommodation comprises of entrance hall, lounge, recently refitted kitchen/diner, utility, cloakroom/w.c., 3 first floor bedrooms, hobbies/study room, bathroom and benefits from double glazing and has a multi fuel burner with back burner.

The rural village of Bugle is within close proximity to the A30 for excellent communications within the county and beyond, along with having a good range of village amenities including schooling, local convenience stores, pubs, takeaways and rural walks.

Combining this property's recently updated accommodation, garden and location it is anticipated to appeal to a good number of people and appointments to appraise internally are most strongly advised.

Accommodation

Front entrance	Part patterned glazed door to hallway.
Hallway	Doors off to kitchen/diner, lounge, w.c., recessed cupboard. Stairs to first floor. Radiator. Telephone socket.
Lounge	17' 7" x 10' 4" (5.36m x 3.15m) maximum. Dual aspect lounge with window to front and two windows to rear. A multi fuel burner with back boiler. Radiator. TV aerial socket.
Kitchen/diner	15' 8" x 11' 4" (4.77m x 3.45m) narrowing to 8' 9" (2.66m) A newly refitted with a contemporary range of white base and wall units providing cupboard and drawer storage with working surface over incorporating inset sink, fitted oven and hob with extractor hood over. Space for washing machine, Two windows to rear. Part patterned glazed door to utility. Radiator. Door to pantry cupboard.
Utility room	Part pattern glazed window to side. Part patterned glazed door to garden. Light and power connected. A good useable space for white goods..
W.C	2' 6" x 5' 11" (0.76m x 1.80m) Patterned glazed window to front. Close coupled w.c. Wash hand basin
Landing	Part landing window. Doors off to all 3 bedrooms, hobbies room/study and bathroom. Recessed airing cupboard with hot water cylinder over staircase bulkhead.
Bedroom 1	14' 4" narrowing 11' 4" x 8' 9" (4.37m x 2.66m) Window to rear.
Hobbies/study room	7' 8" x 3' 0" (2.34m x 0.91m)
Bedroom 2	11' 4" x 11' 3" (3.45m x 3.43m) Two windows to rear.
Bedroom 3	11' 4" x 6' 1" (3.45m x 1.85m) excluding chimneybreast. Window to rear.
Bathroom	6' 5" x 6' 7" (1.95m x 2.01m) Highly contemporary bathroom incorporating a vanity unit housing wash hand basin and w.c. Majority tiled walling. Panelled bath with Mira shower over. Patterned glazed window to front.
Outside	The property is accessed via a pedestrian footpath with gate to front, pathway leads to the front door. Expanse of garden opens to patio with pond feature. Garden continues to side offering great scope then onto the rear where there are a number of sheds.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Council Tax Band A Correct as at 15 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.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



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GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

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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