



Park Lane

Bugle

St. Austell

PL26 8PT

Guide Price £220,000

- NO ONWARD CHAIN
- THREE WELL-PROPORTIONED BEDROOMS
- OFF ROAD PARKING AVAILABLE
  - ENCLOSED REAR GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - PERFECT FIRST HOME
- EXPECTED RENTAL INCOME OF £1,100
  - RENTAL YIELD OF 6%
- DOUBLE GLAZED THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - B

Floor Area - 710.41 sq ft



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B82

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this deceptively spacious three-bedroom detached home, ideally positioned within easy walking distance of a range of local amenities and transport links. Offered for sale with no onward chain, this appealing property represents an exciting opportunity for a variety of buyers, whether you are a first-time buyer looking to take those all-important first steps onto the property ladder, a family seeking a well-proportioned home, or an investor looking to add a strong-performing property to their rental portfolio. With an anticipated rental income of approximately £1,100 PCM, the property could offer an attractive estimated rental yield of around 6%.

Upon entering, you are greeted by a bright and welcoming entrance hallway, from here, the well-equipped kitchen offers a practical and functional space for preparing meals, with the accommodation then opening up into a particularly impressive lounge/diner. This generous room provides ample space for comfortable seating and dining furniture, making it an ideal setting for both everyday family life and entertaining guests. The room is further enhanced by sliding doors leading directly onto the rear garden, allowing natural light to flood into the space and creating a lovely connection between the inside and outside. A convenient downstairs cloakroom completes the ground-floor accommodation.

To the first floor, the property offers three well-proportioned bedrooms. Whether required as comfortable bedrooms, a home office, nursery or occasional guest accommodation, there is plenty of scope to tailor the space to suit individual needs. The first floor is completed by a family shower room, providing a practical and modern facility for the household.

To the front, a private driveway provides off-road parking for two vehicles, a valuable feature for both homeowners and prospective tenants. To the rear is an enclosed wrap-around garden, predominantly laid to lawn and offering a fantastic blank canvas for those with green fingers. There is plenty of room for children to play, outdoor entertaining, al fresco dining or simply sitting back and making the most of the warmer months and the Cornish sunshine. The garden offers a good degree of versatility and could be transformed to create a truly enjoyable outdoor space.

The property is connected to mains water, electricity and drainage, with heating provided via LPG gas bottles, and is subject to Council Tax Band B.

#### LOCATION

Bugle is a charming village situated in the heart of Cornwall, offering a peaceful rural setting whilst remaining conveniently positioned for access to the surrounding towns and attractions. The village benefits from a range of local amenities, with further everyday facilities available in nearby St Austell and Roche. The area is well placed for exploring the wider Cornish countryside, whilst the north and south coasts are both within easy reach by road, making it an appealing location for those looking to enjoy a more relaxed pace of life without feeling too remote.

#### THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

#### ENTRANCE HALLWAY

uPVC double-glazed door. Skimmed ceiling. Recessed spotlights. Smoke alarm. Consumer unit. Radiator. Multiple power points. Skirting boards. Vinyl flooring. Doors leading to:

#### KITCHEN

Skimmed ceiling. Recessed spotlights. Smoke alarm. Double-glazed window to the front aspect. A range of tall and base-level fitted storage cupboards and drawers. Integrated oven and four-ring induction hob with extractor hood over. Stainless steel sink with drainer. Space and plumbing for white goods. Multiple power points. Skirting boards. Vinyl flooring.

#### LOUNGE/DINER

Skimmed ceiling. Under-stairs storage cupboard. Two radiators. Television point. Multiple power points. Skirting boards. Carpeted flooring. Sliding doors leading out to the rear garden.

#### CLOAKROOM

Skimmed ceiling. Dri-Master. Frosted double-glazed window to the front aspect. Splashback tiling. Wash basin. W.C. Radiator. Skirting boards. Vinyl flooring.

#### FIRST FLOOR LANDING

Skimmed ceiling. Access to a partially boarded loft space. Smoke alarm. Radiator. Multiple power points. Skirting boards. Carpeted flooring.

#### BEDROOM ONE

Skimmed ceiling. Double-glazed window to the side aspect. Over-stairs storage cupboard. Radiator. Television point. Multiple power points. Skirting boards. Carpeted flooring.

#### BEDROOM TWO

Skimmed ceiling. Double-glazed window to the front aspect. Built-in storage cupboard housing the boiler. Radiator. Television point. Multiple power points. Skirting boards. Carpeted flooring.



### BATHROOM

Skimmed ceiling. Recessed spotlights. Dri-Master. Frosted double-glazed window to the side aspect. Splashback tiling. Electric shower over the bath. Wash basin. Heated towel rail. W.C. Skirting boards. Vinyl flooring.

### BEDROOM THREE

Skimmed ceiling. Double-glazed window to the front aspect. Radiator. Television point. Multiple power points. Skirting boards. Carpeted flooring.

### EXTERNALLY

#### GARDEN

To the rear is an enclosed wrap-around garden, predominantly laid to lawn and offering a fantastic blank canvas for those with green fingers. There is plenty of room for children to play, outdoor entertaining, al fresco dining or simply sitting back and making the most of the warmer months and the Cornish sunshine. The garden offers a good degree of versatility and could be transformed to create a truly enjoyable outdoor space.

#### PARKING

To the front, a private driveway provides off-road parking for two vehicles, a valuable feature for both homeowners and prospective tenants

#### SERVICES

The property is connected to mains water, electricity and drainage, with heating provided via LPG gas bottles, and is subject to Council Tax Band B.

#### MATERIAL INFORMATION

# Verified Material Information

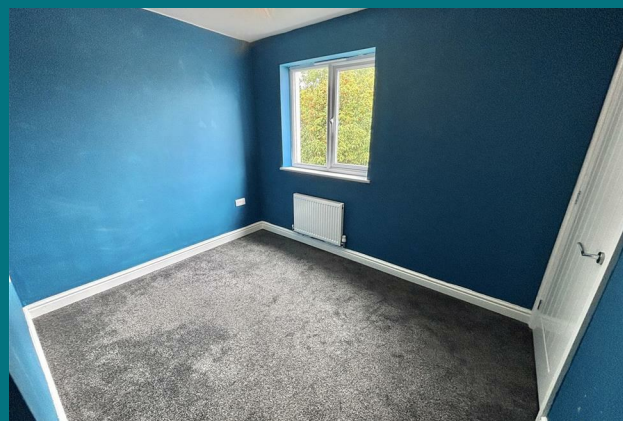
## Costs and tenure

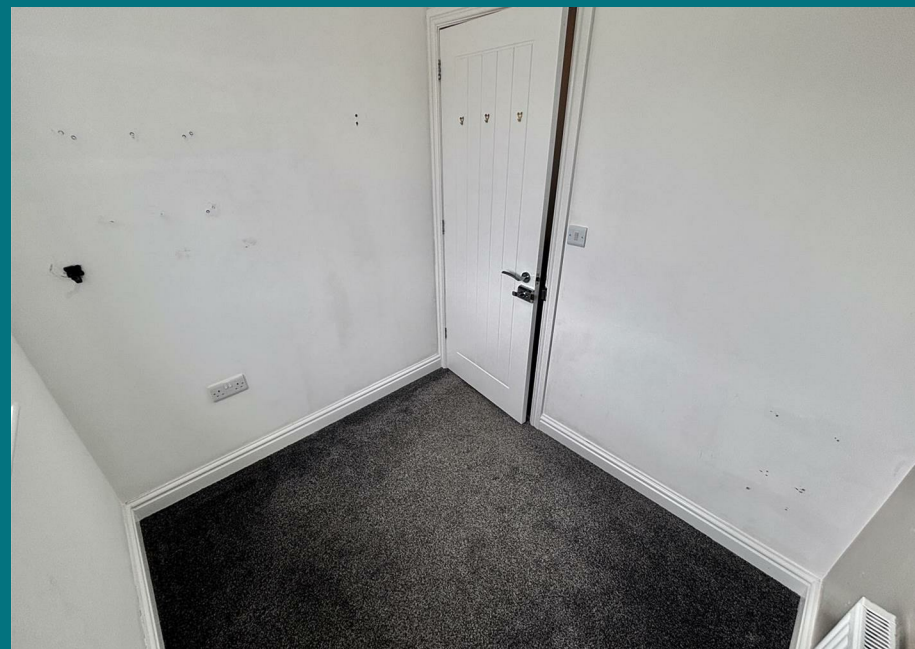
Tenure: Freehold

Council tax band: B

EPC rating: B

## The building





Park Lane, Bugle, St. Austell

Detached house, standard construction

Accessibility adaptations: None

## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone ok, Three great, EE great

Parking: Driveway, Off Street, and On Street

Not in a controlled parking zone

No disabled parking available

## Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL365946):

- The property is subject to restrictive covenants in a Transfer dated 15 September 2021 made between the previous owners and the sellers. These are 'do not' rules that prevent the owner from carrying out certain activities, such as running a business from home or building without permission.

- There are positive or indemnity covenants in a Transfer dated 11 October 2024 made between the sellers and the current owner. These are 'must do' obligations where the owner agrees to take on certain responsibilities or costs, such as maintaining a boundary or following previous legal promises.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Needing To Sell?

Are you interested in this property  
but aren't currently in a proceedable  
position?

**Don't Panic!**

Contact Us On The Details Below To  
Arrange A Valuation

## Here To Help

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

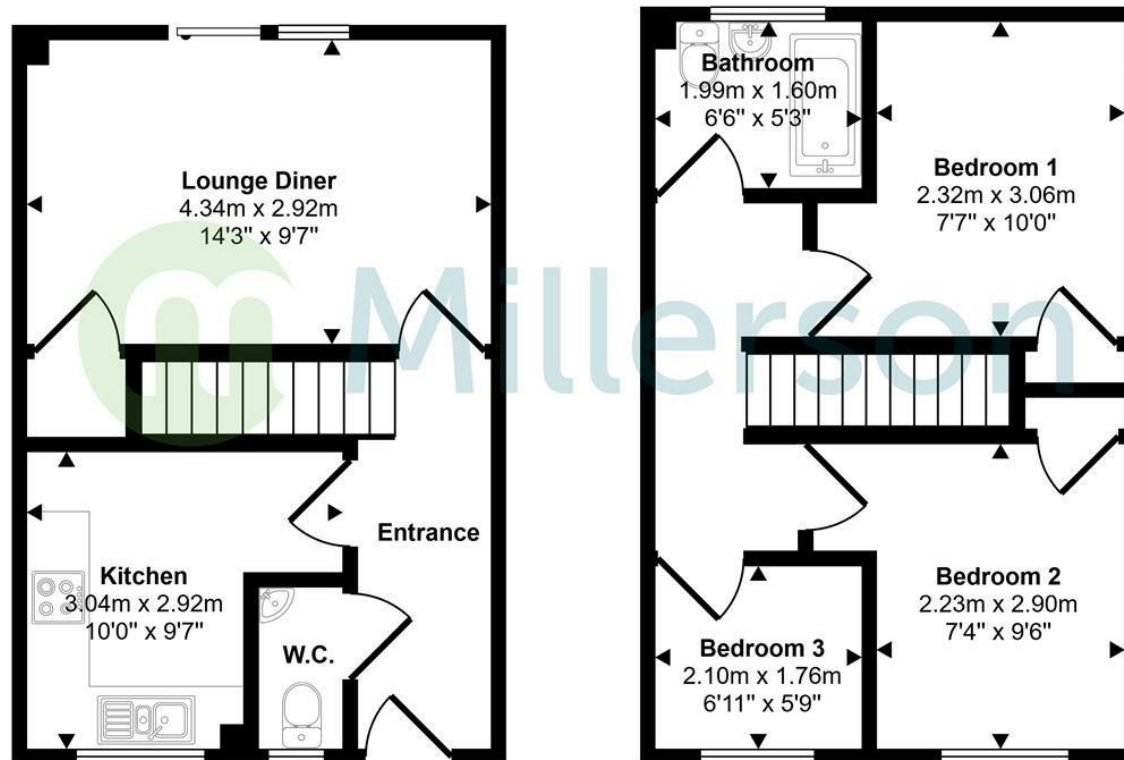
[www.millerson.com](http://www.millerson.com)

## Scan QR For Material Information



Scan  
me!

Approx Gross Internal Area  
61 sq m / 659 sq ft



### Ground Floor

Approx 30 sq m / 322 sq ft

### First Floor

Approx 31 sq m / 337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 96        |
| (81-91) <b>B</b>                            | 82                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |