

EPC: TBC

The Willows, Bugle, St. Austell

Asking Price: £325,000

Miller Countrywide













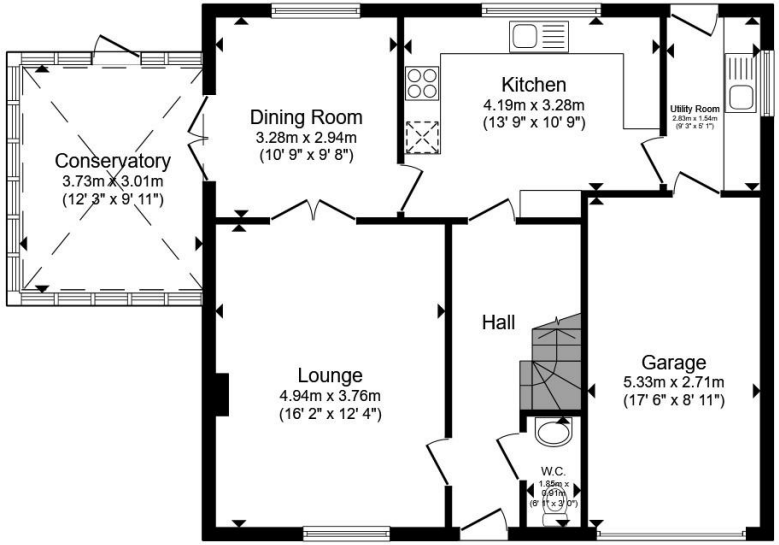
Miller Countrywide are pleased to market this substantial, four double-bedroom, detached family home situated within a village location, offering driveway parking for multiple vehicles, rear/side garden, single integral garage and available with no onward chain.

The internal ground floor accommodation comprises entrance hallway, living room with feature fireplace, dining room, kitchen, conservatory, utility room, cloakroom and single integral garage. The first floor provides landing with built-in storage cupboard & airing cupboard, master bedroom with built-in wardrobes & en-suite shower room, further three double bedrooms, and family bathroom. The loft is boarded, insulated and has a built-in ladder.

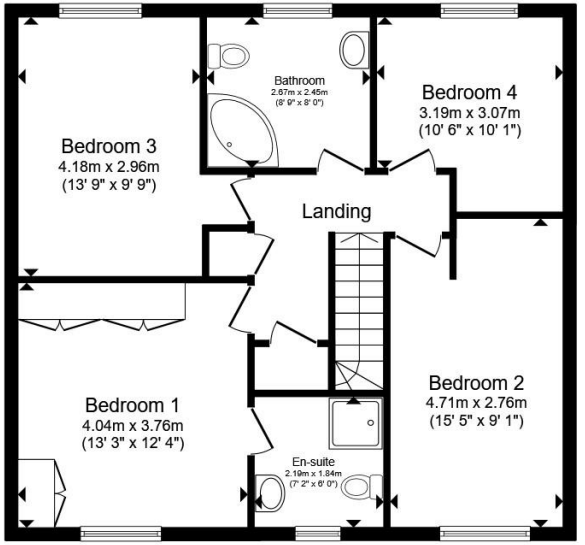
Externally, the front provides driveway parking for multiple vehicles and access to the integral single garage. There is access to the rear via both sides of the property. The rear/side offers a private, enclosed garden laid to lawn with a variety of mature trees, bushes and shrubs. The property is complimented with oil central heating with a newly installed tank in 2021, uPVC double glazing and on mains water, electricity, and drainage. Council Tax Band - D. EPC - BEING UPDATED.







Ground Floor



First Floor

Total floor area 160.5 m² (1,728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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