

Roche Road, Bugle, St. Austell

Asking Price: £269,995

Miller Countrywide













Miller Countrywide are pleased to market this beautifully presented, modern, three-bedroom end terrace family home situated on the outskirts of a village location, offering driveway parking, garden, with easy access to the A30 along with neighbouring towns and villages, and available with no onward chain.

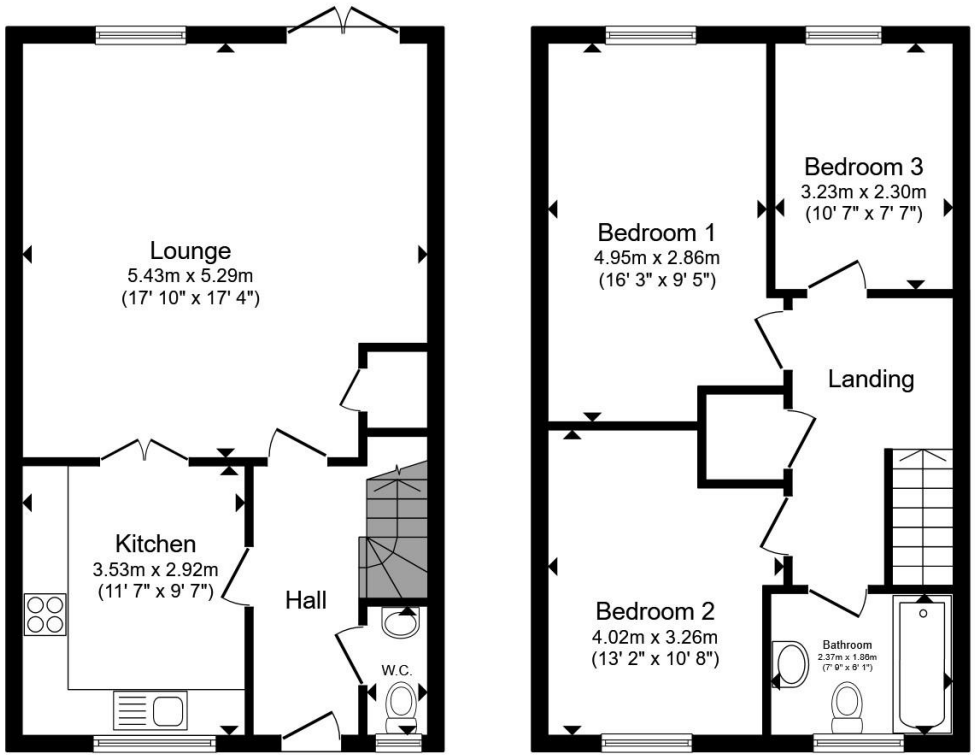
The internal accommodation comprises entrance hallway, cloakroom, modern fitted kitchen and lounge/diner with built-in storage cupboard and French-doors leading to the rear. The first floor provides landing with built-in storage/airing cupboard, two double-bedrooms, one single bedroom and a family bathroom.

Externally, the front provides driveway parking for two vehicles. There is access to the rear via the left-hand side of the property. The rear offers a flat, private, enclosed garden laid to patio and what would be lawn once completed. The property is complimented with electric heating, uPVC double glazing, and on mains water, electricity and drainage. Council Tax Band - TBC. EPC - D. This property also benefits from having a 10-year NHBC builders' warranty.

AGENTS NOTE - we are advised by the vendor there is a weekly management fee of £10.







Ground Floor **First Floor**

Total floor area 96.2 m² (1,036 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: **TBC**

Tenure: **Freehold**

Viewing by appointment

T: 01726 66435
E: staustell@millercountrywide.co.uk
5-7 Fore Street, St Austell, Cornwall, PL25 5PX

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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