

2 RUBY COURT
ROSEVEAR ROAD
BUGLE
ST AUSTELL
PL26 8PJ



£167,950

- A THREE BEDROOM SEMI DETACHED PROPERTY
 - SOLAR PANELS & LOG BURNER
 - DOUBLE GLAZED UPVC WINDOWS
 - ELECTRIC CENTRAL HEATING
 - FRONT & REAR GARDENS
 - ALLOCATED PARKING
- FLOOR COVERINGS THROUGHOUT

A brand new semi detached property benefitting from double glazing, solar panels, electric central heating and a feature log burner. Accommodation comprising; lounge, kitchen/dining room, cloakroom, three bedrooms, master en-suite shower room, family bathroom, gardens and two allocated parking spaces.

Homes to be proud of that won't cost the earth

Registered office: Polhilsa, Stoke Climsland, Callington, Cornwall PL17 8PP
T: 01579 370740 F: 01579 370920 E: info@sellecknicholls.co.uk W: www.sellecknicholls.co.uk
Directors A.D. Selleck; S.R.Selleck Registered in England number: 3781800 Selleck Nicholls Homes is a trading name of Selleck Nicholls Limited.



2 RUBY COURT, ROSEVEAR ROAD, BUGLE, ST AUSTELL PL26 8PJ

- ENTRANCE** Composite glazed entrance door through to;
- HALLWAY** Radiator, staircase to first floor with cupboard under.
- CLOAKROOM** Obscure double glazed window to front elevation, wash hand basin, radiator, WC with concealed cistern.
- LOUNGE** **10'6 x 12'8 (3.2m x 3.86m)** uPVC double glazed window to front elevation, radiator, log burner set on a tiled hearth.
- KITCHEN/
DINING ROOM** **20'10 X 9'3 (6.35m x 2.82m)** uPVC double glazed window to rear elevation, range of base and wall mounted units including a three drawer pack with work surfaces over, stainless steel sink unit, built in hob and oven with stainless steel extractor hood over, tiled splashbacks, radiator, French casement doors to rear garden.



FIRST FLOOR

- LANDING** Doors to all rooms, built in storage cupboard, smoke alarm and carbon monoxide detector, access to loft space.
- BATHROOM** Obscure double glazed window to front elevation, white suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, WC with concealed cistern, radiator, part tiled walls, extractor fan.
- BEDROOM 1** **13'4 x 8'11 (4.06m x 2.72m into bay)** Double glazed window to front elevation, radiator, TV point.
- EN-SUITE** WC with concealed cistern, pedestal wash hand basin, shower cubicle with Mira shower, radiator, extractor fan.
- BEDROOM 2** **10'10 x 8'8 (3.3m x 2.64m)** Double glazed window to rear elevation, radiator.
- BEDROOM 3** **9'9 x 9'6 (2.97m x 2.9m)** Double glazed window to rear elevation, radiator.
- OUTSIDE** To the front of the property is a walled garden area. To the rear is a patio area leading to an extensive lawned area. Two allocated parking spaces.
- VIEWING/
REGISTRATION** By appointment only. Please telephone 01579 370740

Disclaimer: These particulars are for information only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. These details comply with the Property Misdescriptions Act 1991.

Homes to be proud of that won't cost the earth

2 RUBY COURT, ROSEVEAR ROAD, BUGLE, ST AUSTELL PL26 8PJ

