

**50 ROSEVEAR ROAD
BUGLE
ST AUSTELL
PL26 8PJ**



£169,950

- A THREE BEDROOM EDWARDIAN PROPERTY
- NEWLY REFURBISHED RETAINING CHARACTER FEATURES
 - DOUBLE GLAZED UPVC WINDOWS
 - NIGHT STORAGE HEATING
 - FRONT GARDEN & REAR COURTYARD
 - ALLOCATED PARKING
 - FLOOR COVERINGS THROUGHOUT

An Edwardian property which has recently undergone major renovation whilst maintaining many original features. Accommodation comprising; lounge, dining room, utility room, three bedrooms, family bathroom, separate wc, gardens and allocated parking.

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

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Directors A.D. Selleck; S.R.Selleck Registered in England number: 3781800 Selleck Nicholls Homes is a trading name of Selleck Nicholls Limited.



ENTRANCE

Obscure glazed entrance door through to;

HALLWAY

Cupboard housing electricity meters. Free standing storage heater. Telephone point. Smoke alarm and carbon monoxide detector. Original tiled floor. Galleried mahogany staircase with window to side elevation on return. Door to understairs storage cupboard with obscure window to side elevation and shelving. Door through to;



LOUNGE

4.1m (13'5) narrowing to 3.7m (12'1) x 4.2m (13'9) narrowing to 3.9m (12'9) approx - Feature cast fireplace with tile insets and painted wooden surround with tiled hearth. Picture rail. Fitted carpet. Storage heater. Bay window to front elevation. 2 double electric sockets

Door from Hallway through to;

DINING ROOM

3.1m (10'2) x 3.9m (12'9) narrowing to 3.6m (11'9) approx – Feature cast fireplace with painted wooden surround and tiled hearth. Fitted carpet. 2 double electric sockets. TV aerial point. Window to rear elevation.



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Archway from Dining Room through to;

KITCHEN **2.9m (9'6) x 2.7m (8'10) approx** – Newly fitted kitchen comprising wall units with base units under and work surface over and tiled splashbacks. Stainless steel sink with mixer tap. Induction hob with stainless steel electric oven and extractor hood. Space for dishwasher and fridge. Rayburn inset into fireplace (currently not commissioned). Vinyl flooring. Door through to;

REAR HALLWAY Vinyl flooring. Door to rear courtyard. Floor to ceiling cupboard with louvre doors and shelving. Door through to;

UTILITY ROOM **2.1m (6'10) x 2.4m (7'10) approx** - Comprising base cupboards with work surface over and tiled splashbacks. Stainless steel sink unit with drainer and mixer tap. Window to side elevation. Space for washing machine and tumble dryer or freezer.



FIRST FLOOR

LANDING Doors to all rooms. smoke alarm and carbon monoxide detector

BATHROOM Double glazed opaque window to rear elevation. White suite comprising pedestal wash hand basin with mixer tap over and bath with mixer tap, shower rail and Mira electric shower. Vinyl flooring. Cupboard housing immersion tank.

W C White suite comprising low level w.c. Window to side elevation. Loft access. Vinyl flooring.

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BEDROOM 1 **4.5m (14'9) narrowing to 3.3m (10'9) x 4.1m (13'5) narrowing to 3.4m (11'1) approx** - Bay window to front elevation. Fitted carpet. 2 double and 1 single electric sockets. Storage heater. Fitted carpet

BEDROOM 2 **3.1m (10'2) x 4m (13'1) narrowing to 3.6m (11'9) approx** – Window to rear elevation. Storage heater. 2 double and 1 single electric sockets. Telephone point. Fitted carpet

BEDROOM 3 **3.2m (10'5) x 2.5m (8'2) approx** – Window to front elevation. 2 single electric sockets. Fitted carpet

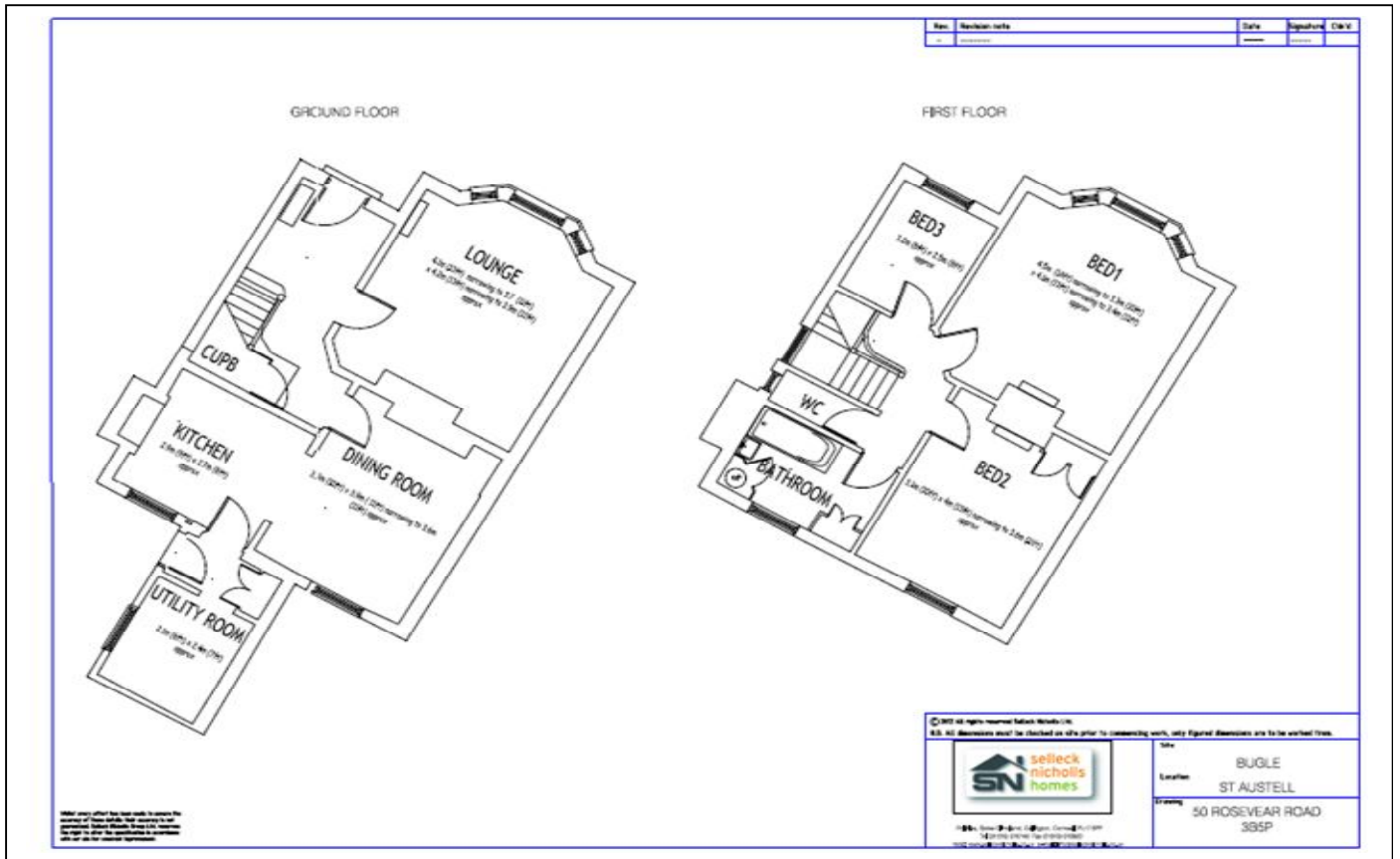
OUTSIDE To the front of the property are steps leading to the front door with lawned areas either side and ornate walling. To the rear of the property is a walled courtyard area. Oil tank is located to the side of the property and accessed via a gateway within the fencing.

**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.*

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Energy Performance Certificate



50, Rosevear Road, Bugle, ST. AUSTELL, PL26 8PJ

Dwelling type: Detached house
Date of assessment: 01 May 2013
Date of certificate: 01 May 2013
Reference number: 8517-7925-0230-8779-1906
Type of assessment: RdSAP, existing dwelling
Total floor area: 104 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,000
Over 3 years you could save	£ 3,504

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 180 over 3 years	
Heating	£ 3,891 over 3 years	£ 2,058 over 3 years	
Hot Water	£ 1,782 over 3 years	£ 258 over 3 years	
Totals	£ 6,000	£ 2,496	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	(92 plus)		
B	(81-91)		
C	(69-80)		72
D	(55-68)		
E	(39-54)		
F	(21-38)	23	
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,218	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 240	✓
3 Floor insulation	£800 - £1,200	£ 318	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 03-00 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run, at no up-front cost.