

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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24 CHAPEL ROAD, ROCHE, ST AUSTELL, CORNWALL PL26 8JE

PRICE £275,000



FOR SALE A SUPERBLY PRESENTED SEMI DETACHED OLDER STYLE THREE BEDROOM HOUSE ENJOYING A QUIET NON ESTATE LOCATION WITHIN THIS HIGHLY POPULAR VILLAGE. THE PROPERTY ENJOYS A LEVEL APPROACH AND IS WITHIN A FEW METERS OF LOCAL SHOPS. THE ACCOMMODATION OFFERED IN PRISTINE CONDITION BENEFITTING FROM OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE PORCH, HALL, LOUNGE, SEPARATE DINING ROOM, L SHAPED KITCHEN, THREE BEDROOMS AND BATHROOM. OUTSIDE VERY USEFUL BOILER/UTILITY ROOM WITH W.C. THE PROPERTY ENJOYS A GENEROUS GARDEN WITH PARKING SPACES FOR 5/6 CARS AND LEVEL LAWNED GARDEN TO THE FRONT AND REAR.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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The Property

For sale a superbly presented semi detached older style three bedroom house enjoying a quiet non estate location within this highly popular village. The property enjoys a level approach and is within a few meters of local shops. The accommodation offered in pristine condition benefitting from oil fired central heating and UPVC double glazed windows and doors throughout. In brief the accommodation comprises of entrance porch, hall, lounge, separate dining room, L shaped kitchen, three bedrooms and bathroom. Outside very useful boiler/utility room with W.C. The property enjoys a generous garden with parking spaces for 5/6 cars and level lawned garden to the front and rear.

Room Descriptions

Entrance Porch

3' 9" x 4' 9" (1.14m x 1.45m) With ceramic tiled floor, window to the front, panelled UPVC door.

Entrance Hall

16' 3" x 6' 0" (4.95m x 1.83m) With door to the entrance porch, stairs to the first floor, small fitted cupboard, window to the front.

Dining Room

12' 6" x 9' 0" (3.81m x 2.74m) Window to the rear, small recess with wooden shelf.

Lounge

12' 5" x 14' 2" (3.78m x 4.32m) We have a raised plinth finished in natural slate with the tiling extending in part to the ceiling., window to the rear, recessed alcove.

Kitchen

14' 7" x 12' 9" (4.45m x 3.89m) max L shaped. Finished with a ceramic tiled floor, two windows to the front, built in oven hob and extractor. space and plumbing for washing machine and space for tumble dryer, built in fridge and freezer, built in dishwasher. Black marble effect worktop tiled splashback, UPVC door to the side. Recessed lighting.

Landing

With window and roof access, built in storage cupboard with shelving.

Bathroom

7' 6" x 5' 4" (2.29m x 1.63m) Fitted with a white three peice suite, Aquatronic shower over the bath, towel radiator, window to the side.

Bedroom 1

12' 8" x 10' 9" (3.86m x 3.28m) Airing cupboard with louvred doors housing a hot water tank, and shelved storage, second storage cupboard, window to the rear.

Bedroom 2

12' 4" x 11' 3" (3.76m x 3.43m) Window to the rear.

Bedroom 3

9' 3" x 7' 4" (2.82m x 2.24m) Window to the front.

Boiler Room

6' 9" x 6' 6" (2.06m x 1.98m) Floor mounted Grant boiler, low level W.C.

Outside

To the front the property enjoys a gated entrance to a level parking area suitable for at least 5/6 cars. There is also plenty of space for the erection of a garage. There is a large level lawned area to the front and the rear. This is bounded by wooden fencing.