



25 FINSBURY RISE, ROCHE, ST AUSTELL, CORNWALL PL26 8FN

PRICE £292,500



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FOR SALE A LARGER SEMI DETACHED SPACIOUS FOUR BEDROOM HOUSE IDEAL FOR FAMILY OCCUPATION SITUATED ON A SMALL DEVELOPMENT WITHIN THE HIGHLY POPULAR VILLAGE OF ROCHE AND WITHIN WALKING DISTANCE OF THE SHOPS AND AMENITIES THE VILLAGE HAS TO OFFER. ANOTHER BIG PLUS IS THAT THE VILLAGE IS CURRENTLY BEING BYPASSED SO IMPROVING AND SUBSTANTIALLY REDUCING TRAFFIC FLOW WITHIN THE IMMEDIATE AREA WHERE THE PROPERTY IS LOCATED. IN THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, CLOAKROOM, LARGE DUAL ASPECT LOUNGE, BEAUTIFULLY FINISHED SPACIOUS KITCHEN/DINING ROOM, FOUR BEDROOMS, REFITTED MAIN BATHROOM AND EN SUITE SHOWER ROOM. OUTSIDE GARAGE AND SMALL BUT LEVEL GARDEN LAID TO LAWN.

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The Property

For sale a larger semi detached spacious four bedroom house ideal for family occupation situated on a small development within the highly popular village of Roche and within walking distance of the shops and amenities the village has to offer. Another big plus is that the village is currently being bypassed so improving and substantially reducing traffic flow within the immediate area where the property is located. In the the accommodation comprises of Entrance hall, cloakroom, large dual aspect lounge, beautifully finished spacious kitchen/Dining room, four bedrooms, refitted main bathroom and en suite shower room. Outside garage and small but level garden laid to lawn.

The property benefits from gas central heating and U.p.v.c. doors and windows.

Surrounding the Cornish town of St Austell and its neighbouring villages is a surreal landscape created by more than two hundred years of clay mining. The rural village of Roche enjoys a wide range of local amenities including a primary school, public house, church, convenience stores, butchers shop, post office and pharmacy and gets its name from a 20 metre high granite outcrop to the east of the village where the ruins of a former chapel can still be found at the summit. There is excellent access to the surrounding road network including the A30 and the town of St Austell. St Austell itself offers a wider range of shopping facilities including the larger supermarkets and entertainments such as a bowling alley, leisure centre and cinema. Further afield lie the beaches of both the north and south coasts, the picturesque harbours of Charlestown and Mevagissey, the Lost Gardens of Heligan and of course the Eden Project.

Room Descriptions

Entrance Hall

Partially frosted wooden door. Smoke sensor. Thermostat. Under stair cupboard housing consumer unit. Laminate flooring. Doors leading to:

Lounge

17' 0" x 11' 3" (5.20m x 3.45m) Double glazed window to the front aspect. Double glazed French doors to the rear aspect leading into the garden. Skimmed ceiling. Two radiators. Ample plug sockets. Broadband, TV, and phone point. Laminate flooring

Kitchen/Dining Room

16' 10" x 11' 3" (5.14m x 3.45m) Double glazed window to the front and rear aspect. Frosted double glazed door to the rear leading into the garden. Smoke sensor. A range of wall and base fitted units with roll top work surfaces. One and a half sink with drainer. Integrated Zanussi oven and microwave. Integrated AEG extractor hood and electric hob. Integrated dishwasher and washing machine. Space for freestanding fridge freezer. Tiling around water sensitive areas. Ample plug sockets. Radiator. Laminate flooring.

Cloakroom

5' 6" x 3' 3" (1.70m x 1.00m) Extractor fan. WC with push flush. Wash basin with tiling around. Radiator. Vinyl flooring

Landing

Double glazed window to the front aspect. Smoke detector. Cupboard housing hot water tank. Doors leading to:

Bedroom 1

11' 6" x 10' 2" (3.51m x 3.12m) Double glazed window to the front aspect. Radiator. Ample plug sockets. Carpeted.

EnSuite Shower Room

6' 5" x 5' 3" (1.98m x 1.61m) Frosted double glazed window to the rear aspect. Extractor fan. Tiling around water sensitive areas. Shower unit. Wash basin. WC with push flush. Vinyl flooring.

Bedroom 2

11' 4" x 10' 1" (3.46m x 3.08m) Double glazed window to the front aspect. Loft access with pull down ladder and power. Ample plug sockets. Radiator. Skirting. Carpeted

Bedroom 3

9' 8" x 8' 7" (2.95m x 2.63m) Double glazed window to the front aspect. Build in cupboard. Ample plug sockets. Radiator. Skirting. Carpeted

Bedroom 4

10' 1" x 7' 3" (3.09m x 2.23m) Double glazed window to the rear aspect. Plug sockets. Radiator. Skirting. Carpeted

Bathroom

7' 10" x 6' 5" (2.41m x 1.96m) Frosted double glazed window to the rear aspect. Extractor fan. Tiling around water sensitive areas. Wash basin with mixer tap. Freestanding bath with shower over. WC with push flush. Radiator. Tiled flooring.

Outside

The rear garden is mostly laid to lawn with a small, decked area ideal for al-fresco dining. Outside tap. Side access through gate. Access to garage / office

Garage

GARAGE / OFFICE The current owners have converted the garage into an office and storage space.

Office measuring approx 2.76m x 2.25m. UPVC double glazed door. Recessed spotlights. Ample plug sockets. Laminate flooring. Door through to: Storage measuring approx 3.12m x 2.61m. Metal up and over door. Ample plug sockets. Additional storage in roof space. PARKING Hardstanding driveway parking for one vehicle as well as ample unrestricted on street parking.

Services

Mains electricity and drainage. The estate uses a shared, metered gas tank to supply gas central heating to the property. Council tax band C.

Directions

DIRECTIONS From St Austell take the A391 from Carclaze through Carluddon and at the roundabout at Stenalees continue straight across towards Roche. Continue without deviation along Trezaise Road taking the first left at the roundabout continue past The Rock Inn and Trebonney Fish and Chip shop. At the next roundabout take the second exit on to Victoria Road continue along and take the next left taking you into the residential cul de sac of Finsbury Rise. The property will shortly be located on your left hand side.