

**1 NEW BUILD, FORE STREET, ROCHE, ST AUSTELL,
CORNWALL PL26 8EP**

PRICE £220,000



EXCITING OPPORTUNITY TO PURCHASE AN ATTRACTIVE 2 BEDROOM NEW HOME WITH CONTEMPORARY OPEN PLAN LIVING AREAS. STRIKING DETAILING WITH GRANITE LINTELS AND SLATE SILLS, ALONG WITH GARDEN AND CAR PORT IN THE RURAL VILLAGE OF ROCHE.

COMPLETION FOR THIS NEW BUILD PROPERTY IS EXPECTED IN MARCH 2023. BEING BUILT BY A LOCAL LONG ESTABLISHED REPUTABLE BUILDING CONTRACTOR, THIS PROPERTY WILL OFFER A HIGH SPECIFICATION FINISH WITH HIGH CEILINGS, GLASS BALUSTRADE STAIRCASE COMPLEMENTED BY LANDING WINDOW, PORCH CONSTRUCTED BY GRANITE WITH SLATE ROOF AND COLOURED COMPOSITE FRONT DOOR.

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

In brief the accommodation comprises of entrance porch, open plan kitchen, lounge through dining room, separate W.C. To the first floor there will be two bedrooms with high ceilings along with a family bathroom. The accommodation is served by efficient air source electric heating.

Outside, the property will benefit from a good size garden to rear, along with a pathway leading to the car port close by.

This property is currently situated in the main street of the village which is due to be by passed as construction has already started. This is due to be completed by 2024 and as such will be a much quieter road and will further enhance the value of this property.

Room Descriptions

Entrance Porch

With composite door and door leading to the lounge.

Kitchen/Dining Room

6.66m x 2.15m (21' 10" x 7' 1")
Fitted with a range of built in appliances comprising of electric oven, hob and extractor, built in fridge, space and plumbing for washing machine.

Lounge

5m x 3.437m (16' 5" x 11' 3")
Window to the front and side
French doors leading to the rear garden, under stairs cupboard.

Bedroom 1

5.0m x 2.638m (16' 5" x 8' 8")
Window to the rear. Built in cupboard

Bedroom 2

4.687m x 2.638m (15' 5" x 8' 8")

Bathroom

With three piece white suite comprising panelled bath, low level W.C. wash hand basin, window to the front.

Outside

There is a small level garden to the rear and a path leading to the three sided car port.