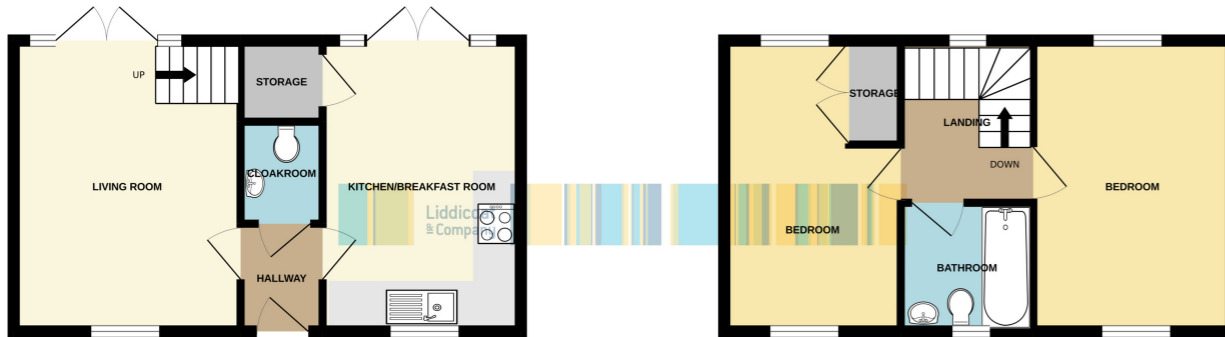


GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2022

91 ST MICHAELS WAY, ROCHE, ST AUSTELL, CORNWALL

PL26 8FG

PRICE £210,000



**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.

LIDDICOAT & COMPANY ARE PLEASED TO OFFER FOR SALE THIS SPACIOUS TWO BEDROOM DOUBLE FRONTED PROPERTY LOCATED WITHIN THE POPULAR VILLAGE OF ROCHE. CONVENIENTLY PLACED AT THE END OF THE DEVELOPMENT WITH NO PASSING TRAFFIC YET WITH PEDESTRIAN ACCESS TO FORE STREET. THIS LOW MAINTENANCE PROPERTY ENJOYS SOLAR POWERED HOT WATER HEATING ALONG WITH: HALLWAY, CLOAKROOM, LIVING ROOM, KITCHEN/BREAKFAST ROOM, LANDING, TWO BEDROOMS, BATHROOM, ELECTRIC HEATING, PATIO, GARDEN AND UNDER COVER PARKING SPACE. EPC BAND C72.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: [sales@moveincornwall.co.uk](mailto:sales@moveincornwall.co.uk) Website: [www.moveincornwall.co.uk](http://www.moveincornwall.co.uk) Telephone: 01726 69933







### The Property

Liddicoat & Company are pleased to offer for sale this spacious two bedroom double fronted property located within the popular village of Roche. Conveniently placed at the end of the development with no passing traffic yet with pedestrian access to Fore street. This low maintenance property enjoys solar powered hot water heating along with: Hallway, Cloakroom, Living Room, Kitchen/Breakfast Room, Landing, Two Bedrooms, Bathroom, Electric Heating, Patio, Garden and under cover Parking space. EPC Band C72.

### Room Descriptions

#### Entrance Hall

Door to front elevation

#### Living Room

14' 0" x 11' 0" (4.27m x 3.35m)  
Upvc window to front elevation, upvc french doors to rear elevation, night storage heater, stairs to first floor

#### Kitchen/Breakfast Room

14' 1" x 9' 7" (4.29m x 2.92m)  
Fitted with a range of modern wall base and drawer units with work surface over, built in electric hob, cooker, extractor hood, fridge and freezer, plumbing or washing machine, part tiled walls, night storage heater, upvc window to front elevation, upvc French doors to rear patio, built in storage cupboard with electric point.

#### First Floor Landing

Upvc window to rear elevation

#### Bedroom 1

14' 1" x 9' 7" (4.29m x 2.92m)  
Upvc windows to front and rear elevations, electric wall heater

#### Bedroom 2

14' 2" x 8' 4" (4.32m x 2.54m)  
maximums. Built in double cupboard, electric wall heater, upvc windows to front and rear elevation.

#### Bathroom

A white suite comprising Low level WC, wash hand basin and panel bath with electric shower over and glass screen, tiled walls, upvc window to front elevation

#### Exterior

To the front of the property a pedestrian gate gives access to the front door. A path to the side leads to the rear garden where a good size patio adjoins the living room and kitchen French doors, steps lead up to an elevated lawn garden.

#### Parking

There is an off road under cover parking space located not far from the front of the property.

#### Council Tax

Band B