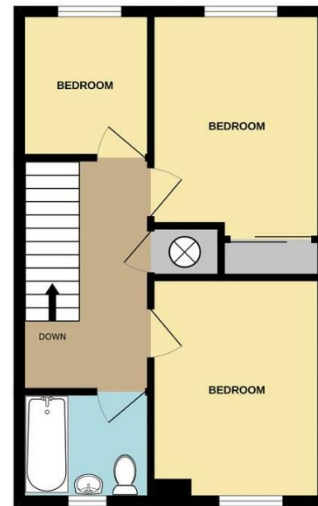


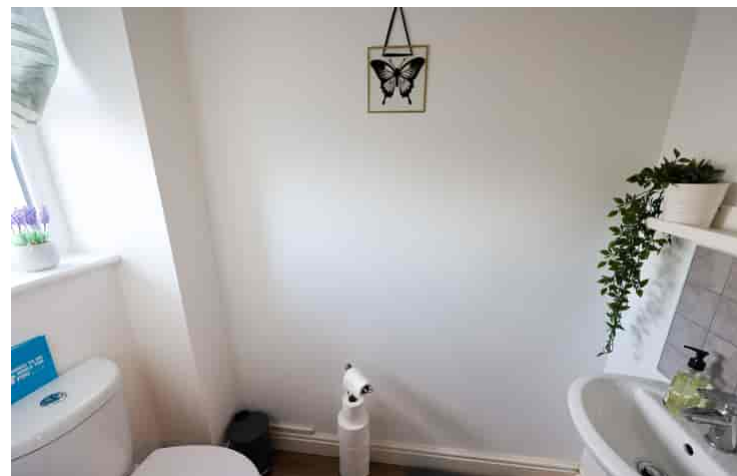
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Miroplan 12/2014



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.

CHURCHTOWN CLOSE, ROCHE, ST AUSTELL, CORNWALL PL26 8FQ

PRICE £230,000



FOR SALE A WELL PRESENTED MODERN END TERRACED HOUSE OFFERING A QUIET CUL DE SAC POSITION WITHIN THE NEWLY BY PASSED VILLAGE OF ROCHE WHICH OFFERS A GOOD RANGE OF LOCAL SHOPS AND SCHOOLING. THIS MODERN EFFICIENT HOME BENEFITS FROM ELECTRIC HEATING WITH HEATERS AND PANEL RADIATORS. THE PROPERTY WOULD BE CONSIDERED IDEAL FOR FIRST TIME BUYERS OR A YOUNG FAMILY. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL WITH CLOAKROOM, OPEN PLAN LOUNGE/DINING AND WELL FITTED KITCHEN, LANDING THREE BEDROOMS AND BATHROOM. OUTSIDE THERE IS A BRICK PAVED DRIVEWAY FOR PARKING AND AN EASY TO MAINTAIN PAVED, GRAVELLED AREA TOGETHER WITH A LARGE TIMBER OPEN COVERED AREA WHERE AT PRESENT THE OWNERS HAVE A HOT TUB WITH TIMBER DECKING.



The Property

For sale a well presented modern end terraced house offering a quiet cul de sac position within the newly by passed village of Roche which offers a good range of local shops and schooling. This property would be considered ideal for first time buyers or a young family. In brief the accommodation comprises of Entrance hall with cloakroom, open plan lounge/dining and well fitted kitchen, landing three bedrooms and bathroom. Outside there is a brick paved driveway for parking and an easy to maintain paved, gravelled area together with a large timber open covered area where at present the owners have a hot tub with timber decking.

Roche is a charming village nestled in the heart of Cornwall, just a short drive from St Austell. Known for its picturesque countryside and historic landmarks, including the iconic Roche Rock, the village offers a peaceful yet well-connected lifestyle. With amenities such as a primary school, local shops, a GP surgery, and easy access to the A30, Roche is an ideal location for families, retirees, and professionals alike. Its proximity to both the Cornish coast and countryside makes it a sought-after spot for those looking to enjoy the best of rural living.

Room Descriptions

Entrance Hall

Enjoying a part glazed composite door leading into the main accommodation. Door to the cloakroom. Stairs to the first floor. Door leading through to the main reception area.

Cloakroom

With window to the front, low level W.C. wash hand basin. Electric Dimplex radiator.

Lounge Area

4.77m x 3.1m (15' 8" x 10' 2")
Featuring French U.p.v.c doors leading to the rear garden, window to the rear. Large useful under stairs cupboard.

Kitchen/Dining Area

4.58m x 2.47m (15' 0" x 8' 1")
Panel radiator, space for fridge/freezer, built in oven with ceramic hob and extractor over, square edged wood effect worktop with matching up stand and tiled splashback, space and plumbing for washing machine, space for further appliance, fitted with a good range of base units and matching high level cupboards, window to the front.

Landing

With roof access, airing cupboard, panel radiator.

Bedroom 1

2.57m x 3.28m (8' 5" x 10' 9") plus deep wardrobe recess, panel radiator, window to the rear.

Bedroom 2

2.57m x 3.5m (8' 5" x 11' 6")
Window to the front, panel radiator.

Bedroom 3

2.16m x 2.095m (7' 1" x 6' 10")
With window to the rear, panel radiator.

Bathroom

2.79m x 1.8m (9' 2" x 5' 11")
Window to the front, finished with a white three piece suite comprising of wash hand basin, panelled bath with mains shower over, low level W.C, florescent light/shaver socket, downflow heater.

Outside

To the front of the property is a level brick paved parking area and to the left hand side a pathway leading to the rear garden. The rear enjoys a sunny aspect with low maintenance in mind, offering a large paved area initially, which then leads to a Slate gravelled section which ultimately provides access to a feature timber covered open living area with timber decking, which at present houses a hot tub,(not included in the sale). This garden receives the afternoon and evening sun.