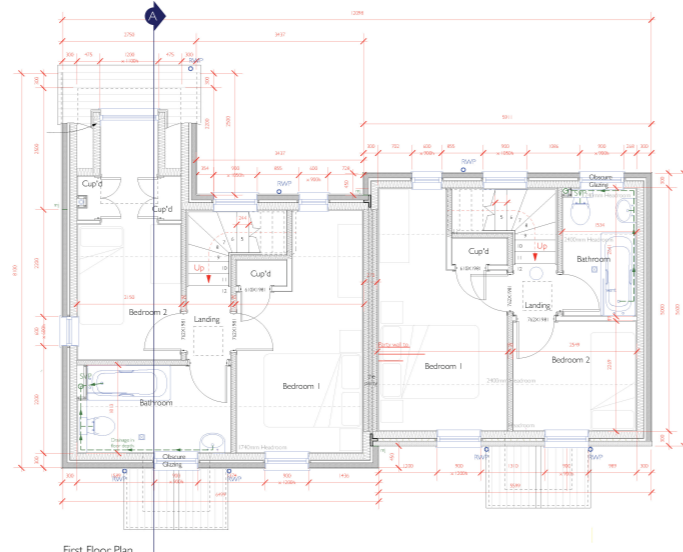


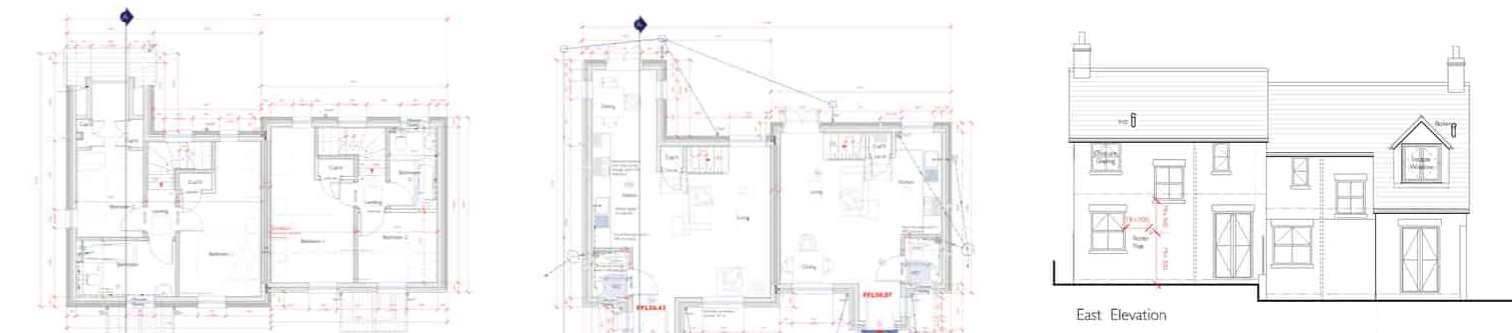
Ground Floor Plan



First Floor Plan

37A FORE STREET, ROCHE, ST AUSTELL, CORNWALL PL26 8EP

PRICE £225,000



East Elevation

EXCITING OPPORTUNITY TO BUY AN ATTRACTIVE TWO BEDROOM NEW HOME WITH CONTEMPORARY OPEN PLAN LIVING AREAS. STRIKING DETAILING WITH GRANITE LINTELS AND SLATE SILLS ALONG WITH PATIO GARDEN AND CAR PORT

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.



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**

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 system with under floor heating to the ground floor and radiators to the first floor.

Outside, the property will benefit from a courtyard patio garden to rear with pathway leading to 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 leading in to the porch

**Outside**

Level enclosed rear garden.  
Access to the car port.

**Lounge**

3.437m x 5.0m (11' 3" x 16' 5")  
With window to the front and French doors to the rear, stairs to the first floor with cupboard below.

**Kitchen/dining Room**

2.150m x 6.6m (7' 1" x 21' 8") To be fitted with a range of appliances including oven, hob and extractor, plumbing for washing machine, built in fridge and freezer. Two windows in the dining area and French doors leading to the rear.

**Cloakroom**

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

**Bedroom 1**

5.0m x 2.687m (16' 5" x 8' 10")  
With windows to the front and rear, built in cupboard.

**Bedroom 2**

2.529m x 2.269m (8' 4" x 7' 5")  
window to the front.

**Bathroom**

With modern three piece suite, window to the front.

**Car Port**

A large three sided car port with a pitched slate roof.