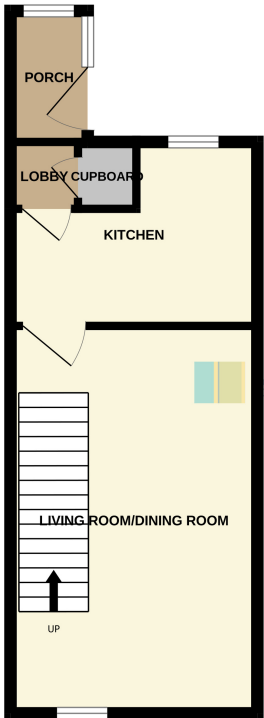
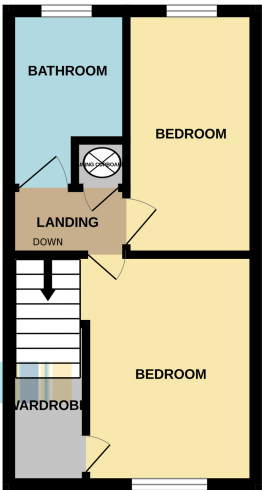


GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 0205



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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PRICE £189,950



WELL-PRESENTED TWO-BED SEMI IN A QUIET CUL-DE-SAC, IDEAL FOR FIRST-TIME BUYERS OR A YOUNG FAMILY. FEATURES MODERN ELECTRIC HEATING, UPVC DOUBLE GLAZING, PARKING FOR TWO, LARGE TIMBER WORKSHOP, AND A LOW-MAINTENANCE PAVED GARDEN.

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The Property

For sale a well presented semi detached two bedroom house favourably situated at the end of a quiet cul de sac offering a low cost home being ideal for first time buyers, young family or single person. The accommodation offers modern electric heating and Upvc double glazed windows and doors. Outside parking for two cars a large timber workshop, enclosed low maintenance paved garden.

Since the current owner has taken occupation both the bathroom and kitchen have been replaced and internally the property has been completely redecorated. The kitchen is finished in a light Grey and the bathroom enjoys fully tiled walls.

Roche is a popular village situated some 6 miles North of St Austell and within 1½ miles of the main A30 Trunk Road. There are local shops, amenities, a school, sporting facilities and a Doctors Surgery all within a few minutes walk from the property. There are many fine walks to be enjoyed in the near vicinity and both the Eden Project and Lost Gardens of Heligan are only a short drive away. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 20 miles from the property.

Room Descriptions

Entrance Porch

6' 8" x 3' 6" (2.03m x 1.07m) With Upvc door and window, leading through to the entrance lobby with large built in cupboard housing RCD unit and shelving, half glazed door which then leads through to the kitchen.

Kitchen

11' 6" x 8' 4" (3.51m x 2.54m) Maximum. The kitchen enjoys a front-facing window and is stylishly fitted with high-gloss light grey base units and matching wall cupboards. Features include a ceramic tiled floor, tiled splashback, space for an oven with a black metal and glass extractor, plumbing for a washing machine, and space for a fridge/freezer. A wall-mounted electric panel radiator adds comfort, while one wall is finished with vertical wood-effect slating for a contemporary touch. A door leads through to the living room.

Lounge / Dining Room

18' 3" x 11' 8" (5.56m x 3.56m) With picture window and full glazed door to the rear, stairs to the first floor, Quantum electric heater.

Landing

With access to the roof void, door to the airing cupboard with hot water heater.

Bedroom 1

10' 8" x 8' 5" (3.25m x 2.57m) Window to the rear, electric panel radiator, door to a very large wardrobe cupboard.

Bathroom

8' 3" x 5' 6" (2.51m x 1.68m) Fitted with a White three piece suite and Black sanitary ware comprising of panelled bath, electric shower over with shower screen, low level W.C. vanity unit with storage below, downflow heater, window to the front

Bedroom 2

11' 5" x 5' 8" (3.48m x 1.73m) Window to the front, electric panel radiator.

Workshop

9' 3" x 7' 7" (2.82m x 2.31m) The timber workshop features doors to both the front and rear, is fully insulated, and comes equipped with power — ideal for hobbies, storage, or creative projects.

Outside

To the front, a neat planted garden with a timber shed adds charm, while a small lawn and side driveway provide parking for two and access to a versatile workshop. At the rear, a spacious paved patio offers excellent privacy, enclosed by timber fencing — perfect for outdoor relaxation or entertaining.