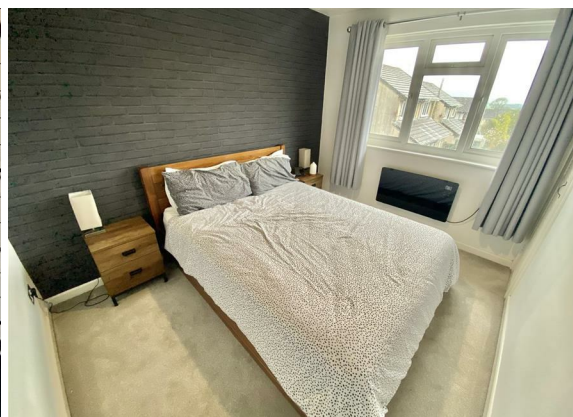
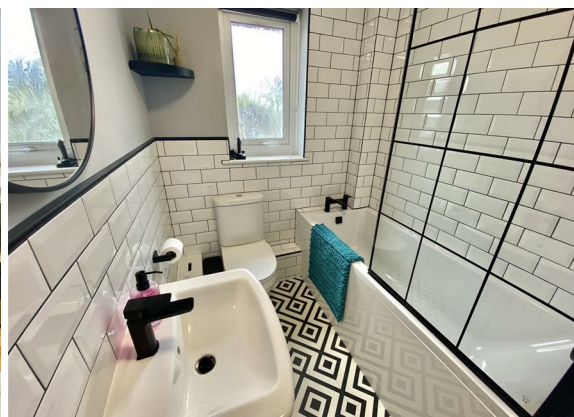




Douglas Close
Roche
St. Austell
PL26 8QE

Guide Price £200,000

- PERFECT FIRST HOME
- OFF ROAD PARKING + GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- FAR-REACHING RURAL VIEWS
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND A



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - A

Floor Area - 570.48 sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this charming two-bedroom, semi-detached home to the market. Being nestled in the heart of Roche, this house provides a peaceful retreat while still being close to local amenities and transport links as well as offering far-reaching rural views, allowing you to appreciate the beauty of the surrounding countryside. In brief, the ground floor comprises of a light and airy entrance hallway with doors leading to a well-equipped kitchen, offering a perfect space for culinary enthusiasts. From here, you will find an expansive lounge diner, ideal for relaxing or entertaining guests. On the first floor, there are two lovely bedrooms and a well-appointed bathroom which offers convenience and comfort. Externally, this property benefits from having a delightful enclosed rear garden, which has been mainly laid to lawn, ideal for enjoying some outdoor tranquillity or hosting summer gatherings. Additional benefits include off-road parking for two vehicles as well as a garage, providing additional storage space or can be used to park an additional vehicle. The property is connected to mains electricity, water, and drainage. It is heated via electric heaters and falls under Council Tax Band A. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

The rural village of Roche enjoys a wide range of local amenities including a primary school, public house, church, convenience stores, post office and pharmacy and is only a short drive from St Austell. Roche gets its name from a twenty metre high granite outcrop to the east of the village where the ruins of a former chapel can still be found at the summit. There is excellent access to the surrounding areas including the A30 and the town of St Austell which offers a comprehensive range of shops, entertainment and sporting facilities including a leisure centre and bowling alley.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

uPVC double glazed door. Useful built-in storage cupboard, perfect for hanging coats, also housing the consumer unit. Skirting. Tiled flooring.

KITCHEN

11'7" x 8'8" (3.55m x 2.65m)

Smoke alarm. Double glazed window to the front aspect of the property. A range of wall and based fitted storage units providing plenty of worktop space. Wash basin with power tap and drainage board. Splashback tiling, adding a decorative element while also providing protection for the water-resistant areas. Space for dishwasher and electric stove. Integrated fridge. Splash back tiling. Multiple power sockets. Skirting. Tiled flooring completing the functional and aesthetic aspects of the kitchen.

LOUNGE/DINER

18'3" x 11'7" (5.57m x 3.55m)

Double glazed window to the rear aspect of the property. Multiple power sockets. Electric panel heater. Television point. Skirting. Vinyl flooring. Door leading out on to the enclosed rear garden.

FIRST FLOOR LANDING

Loft access. Smoke alarm. Nuair Dri-Eco-Heat HC PIV Ventilation System. Built-in storage cupboard, which houses the hot water cylinder. Skirting. Carpeted flooring.

BEDROOM ONE

10'9" x 8'5" (3.28m x 2.57m)

Double glazed window to the rear elevation, which boasts far reaching rural views. Built-in storage cupboard. Electric panel heater. Multiple power sockets. Skirting. Carpeted flooring.

BEDROOM TWO

11'5" x 5'8" (3.48m x 1.73m)

Double glazed window to the front aspect of the property. Electric panel heater. Multiple power sockets. Skirting. Carpeted flooring.



BATHROOM

8'10" x 5'6" (2.71m x 1.70m)

Extractor fan. Frosted double glazed window to the rear elevation. Mains fed waterfall shower over bath. Splash-back tiling. Wash basin with mixer taps. W.C. Vinyl flooring.

OUTSIDE

This property benefits from having a delightful enclosed rear garden, which has been mainly laid to lawn, ideal for enjoying some outdoor tranquillity or hosting summer gatherings.

GARAGE

17'11" x 7'10" (5.48m x 2.41m)

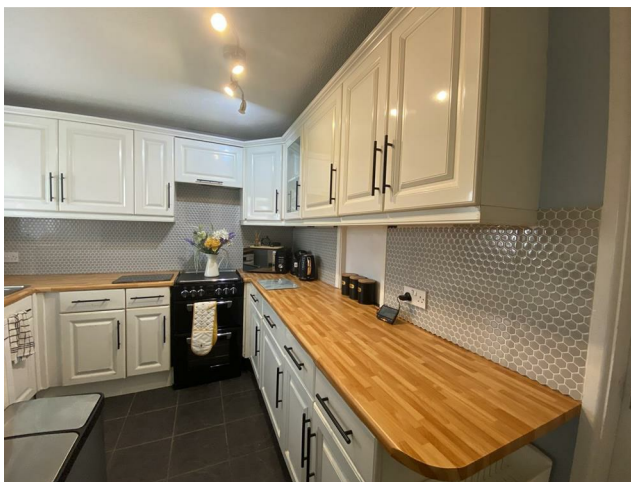
With power connected.

PARKING

This property benefits from having off-road parking for two vehicles as well as a garage, providing additional storage space or can be used to park an additional vehicle.

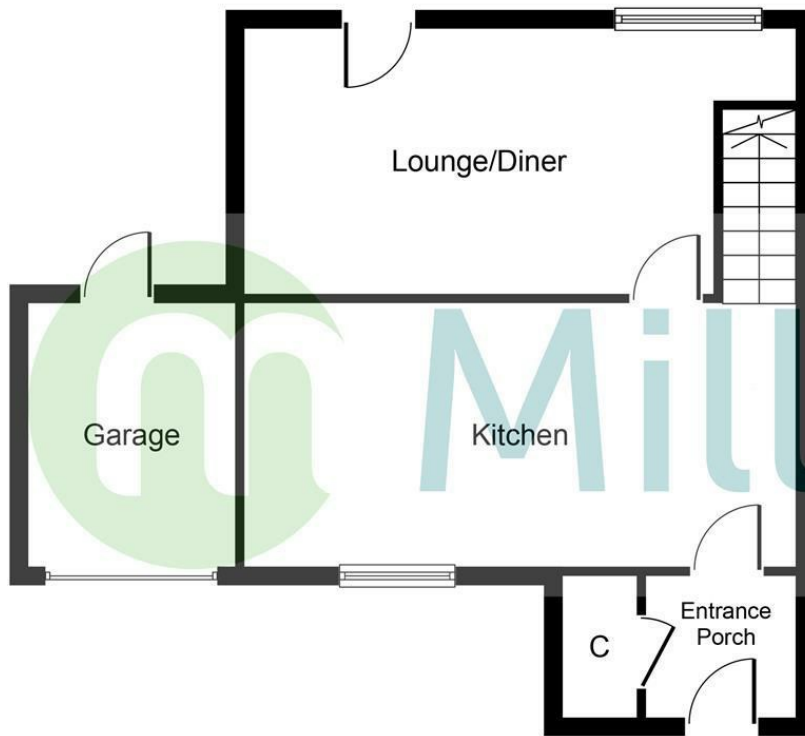
SERVICES

The property is connected to mains electricity, water, and drainage. It is heated via electric heaters and falls under Council Tax Band A.

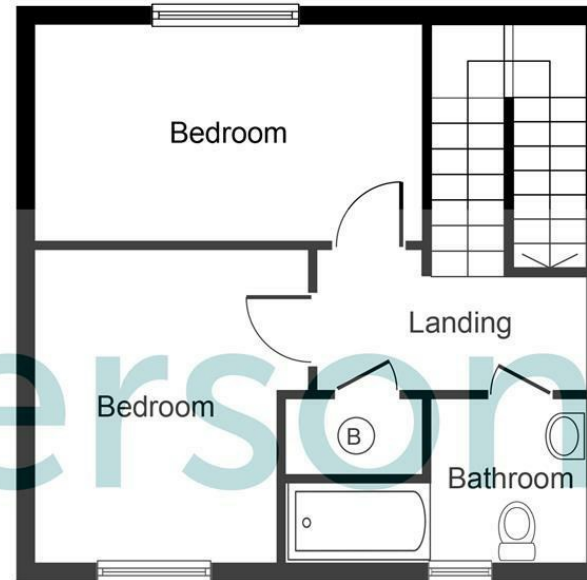


Directions To Property

Upon entering Roche from St Austell, proceed past the pub and down the hill. At the roundabout, take the second exit onto Victoria Road. Continue along this road, taking the new the next right onto Rock View Park, follow the road around on to Douglas Close. The property will be located on your left-hand side and visible with a round For Sale sign.



Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB
E: st.austell@millerson.com
T: 01726 72289
www.millerson.com

Valuation Request



 **Millerson**
millerson.com