



**MAY WHETTER & GROSE**

**23 FIRSLEIGH PARK, ROCHE, PL26 8JN**  
**GUIDE PRICE £225,000**



WE INVITE YOUR INTEREST IN THIS DELIGHTFUL EXTENDED MID TERRACED HOUSE BOASTING THREE BEDROOMS, GARAGE AND OWNED SOLAR PANELS WITH BATTERY BACK UP. FURTHER BENEFITS INCLUDE A SPACIOUS FRONT PORCH, CONSERVATORY TO REAR, ELECTRIC HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. THE PROPERTY BENEFITS FROM LOW MAINTENANCE FRONT AND REAR GARDENS WITH OFF STREET PARKING IN FRONT OF THE GARAGE AT THE REAR OF THE PROPERTY, AND TO THE FRONT THERE IS ON ROAD PARKING ON A FIRST COME FIRST SERVE BASIS. \*\*PLEASE SEE AGENTS NOTES.\*\* EPC - C



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**PORCH:**

9'1" x 5'10" (2.78m x 1.80m)



Roche is a popular village situated 6 miles North of St Austell and within 1½ miles of the main A30 Trunk Road, giving access towards the Cathedral City of Truro approximately 20 miles away. 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 rear 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.

**DIRECTIONS:**

From St Austell head out towards the village of Roche onto Trezaise Road. Carry on over the mini roundabout towards the heart of the village. At the next mini roundabout take the second exit onto Victoria Road. As you head out of the village, opposite the Victory Hall and Health Centre, turn right onto Firsleigh Park, the property will be located approximately 300 yards on your left hand side after the road bends around to the left hand side.

**THE ACCOMMODATION:**

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

UPVC double glazed door with upper obscure glazed panel provides external access into front porch with UPVC double glazed windows to front and left elevations providing natural light. UPVC double glazed doors through to entrance hall. Tiled flooring. This front porch benefits from the addition of light and power and catches a great deal of morning sun - an extremely usable space.

**ENTRANCE HALL:**

12'4" x 6'0" (3.78m x 1.84m)

Door through to lounge diner. Further door to kitchen. Carpeted flooring. Carpeted stairs to first floor with open storage recess below housing the controls and back up batteries for the owned solar panels. Textured ceiling. Floor mounted electric night storage heater.

**LOUNGE/DINER:**

23'7" x 11'5" (7.20m x 3.48m)



UPVC double glazed window to front elevation. Carpeted flooring. Textured ceiling. BT OpenReach telephone point. Wall mounted electric night storage heater. Space for generous dining table. Television aerial point.



board and central mixer tap. Space for dishwasher, space for electric cooker. There is the benefit of a USB power socket. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Textured ceiling.



**UTILITY:**

13'0" x 9'4" (3.98m x 2.87m)



**KITCHEN:**

10'8" x 9'1" (3.26m x 2.79m)



Aluminium frame double glazed door to rear elevation allowing access to the sun lounge, further aluminium frame double glazed window to rear elevation. Original kitchen wall and base units. Tiled laminated flooring. Tiled walls to water sensitive areas. Stainless steel sink with central mixer tap and draining board to right and left hand side. Door through to WC. Space for additional kitchen appliances. Textured ceiling. Wall mounted electric heater.

UPVC double glazed window to rear elevation. Opening through to utility room. Updated matching wall and base kitchen units. Roll top work surfaces. Circular stainless steel sink with matching draining

**WC:**

4'11" x 2'10" (1.51m x 0.88m)



UPVC double glazed window to rear elevation with obscure glazing. Matching updated WC suite comprising low level flush WC with dual flush technology and corner ceramic hand wash basin set on vanity storage unit offering additional storage options below. Tiled walls to water sensitive areas. Texture ceiling

**SUN LOUNGE:**

12'6" x 8'1" (3.83m x 2.48m)



UPVC double glazed obscure glazing to the left hand side with the remainder of the rear and right elevations in the form of sealed glazed units. UPVC double glazed door to rear elevation allowing access to the low maintenance garden. Wood effect vinyl flooring. Wall mounted electric heater. Polycarbonate roof. This area benefits from additional light and power.

**LANDING:**

8'8" x 6'7" (2.65m x 2.03m)



Doors off to shower room, bedrooms one, two and three, further door opens to provide access to the properties airing cupboard housing the pressurised hot water cylinder with further slatted storage options above. Carpeted flooring textured ceiling loft access hatch.

**SHOWER:**

7'9" x 5'5" (2.38m x 1.67m)



UPVC double glazed window to rear elevation with obscure glazing. Updated three piece white shower suite comprising low level flush WC with dual flush technology. Ceramic hand wash basin with central mixer tap set on a vanity storage unit offering tremendous storage options below and roll-top work surface above. Fitted shower enclosure with glass shower doors and wall mounted electric shower, tiled walls, vinyl flooring, textured ceiling, heated ceiling mounted light with inbuilt heater, fitted extractor fan, heated towel rail.

**BEDROOM 1:**

21'5" x 12'9" (6.53m x 3.89m)



A tremendous principal bedroom maximising the extension to the rear of the property making a fantastic size bedroom with two UPVC double glazed windows to rear elevation providing natural light. Circular ceramic hand wash basin with central mixer tap set on roll top work surface offering additional storage below. Carpeted flooring, textured ceiling. Two wall mounted electric heaters. Agents note: One of the power points in this room benefits from USB charging points. Additional loft access hatch. Currently utilised as a bedroom/office/craft room. Three door fitted wardrobe offering tremendous storage options.

**BEDROOM 2:**

11'10" x 10'11" (3.61m x 3.34m)



UPVC double glazed window to front elevation. Carpeted flooring. Textured ceiling. Wall mounted electric heater and two three door fitted wardrobes offering tremendous storage facilities.

**BEDROOM 3:**

8'11" x 6'7" (2.73m x 2.02m)



UPVC double glazed window to front elevation. Carpeted flooring, textured ceiling, wall mounted electric heater. Agents note: one of the power points in this room benefits from USB charging points. Bespoke fitted storage unit utilising the over stairs storage space. Agents note: The custom bed to the rear of this room benefits from inbuilt drawer storage located below the mattress.

**LOFT SPACE:**

The loft benefits from a pull down ladder and is well insulated and boarded

**OUTSIDE:**

To the front is a delightful low maintenance garden. The boundaries are clearly defined with rendered block wall to front, right and left elevations. The front garden is laid to chippings with a paved walk way providing access to the front door with a number of established plants and shrubbery.



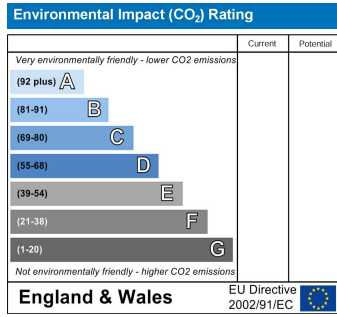
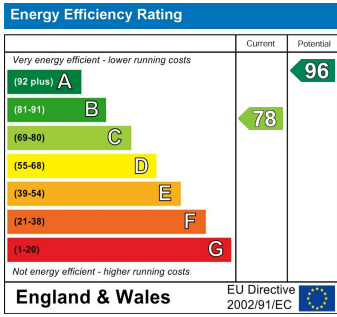
Rear garden: Accessed off the sun room to the rear of the property is the enclosed low maintenance rear garden, mirroring the front garden and laid to low maintenance. A paved area flows off the rear of the property with a storage area located to the side of the sun room with external tap. A composite decked area to the left hand side of the rear garden with the paved walk way flowing to the rear of the garden with a raised planting beds with wooden shed. To the rear of the garden there is a further elevated patio/drying area surrounded with granite chippings. To the rear of the low maintenance rear garden a gate opens to provide access to a walk way leading to the garage located to the rear. The garage is located in the block directly behind the property and is the middle of the five garages. Third one in from either side with a white garage door measuring 5.050m x 2.597m with up and over garage door light and power. Providing access is maintained for adjoining garages we understand you would be able to park one vehicle in front of the garage.



**Agents Note:**

Please note, Some lenders deem this property as unconventional build (timber frame) - those requiring finance are urged to check with their lender PRIOR to arranging to view.

**Council Tax Band - B**



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