



MAY WHETTER & GROSE

**16 DUKES COURT, ROCHE, PL26 8EX
OFFERS IN EXCESS OF £265,000**



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

A WELL POSITIONED DETACHED HOUSE WITH THREE BEDROOMS, LOCATED AT THE VERY END OF A NO THROUGH ROAD. THE PROPERTY FURTHER BENEFITS FROM AN ENCLOSED AND ESTABLISHED REAR GARDEN, GARAGE AND OFF ROAD PARKING. DELIGHTFUL ELEVATED FAR REACHING VIEWS TO THE FRONT TAKING INTO ACCOUNT BROWN WILLY AND ROUGH TOR IN THE FAR DISTANCE ON THE HORIZON. THIS WELL SERVICED AND WELL REGARDED AREA OFFERS DOCTORS SURGERY, SHOPS, POST OFFICE, PUBLIC HOUSE, PRIMARY SCHOOL AND IN CLOSE PROXIMITY OF ST AUSTELL AND THE A30. WITH ELECTRIC HEATING THROUGHOUT AND UPVC DOUBLE GLAZING AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED DETACHED FAMILY HOME. EPC - D



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

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 there are numerous ways to get to Roche, if you head up through Trethowel to the Stenalees roundabout, heading left towards Roche. Follow the road into the village, past Combellack Motor Spares, and heading along Trezaise Road. Head down the hill and approximately a quarter of the way down towards the village, pass the converted chapel located on your right hand side, pass Prosper Road and Trezaise Avenue on the right. Proceed down the road turning right onto Tregarrick Road. Follow to road passing the traffic calming bollards. Proceed around to the right turning right onto Dukes Court. The property is located at the end of the no through road.

Accommodation

Upvc double glazed door with upper patterned obscure glazing with delightful inset stained glass detailing allows external access into entrance hall.

Entrance Hall

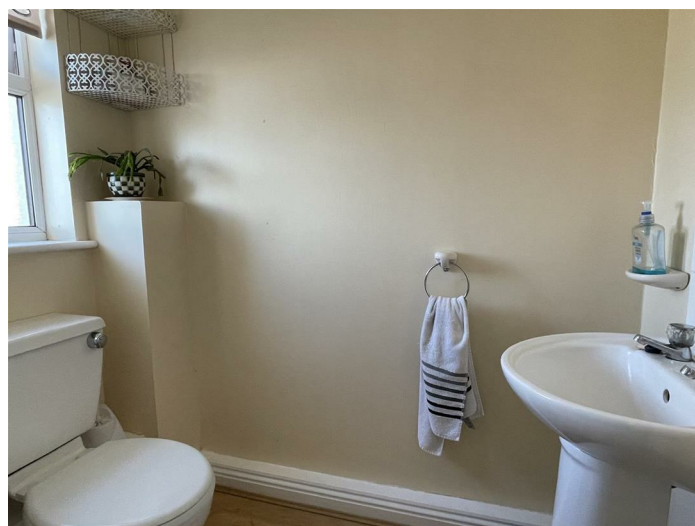
9'9" x 7'4" - maximum (2.98 x 2.25 - maximum)



Wood effect laminate flooring. Carpeted stairs to first floor. Door through to WC. Door through to Lounge/Diner. Wall mounted electric night storage heater. Telephone point.

W.C.

5'10" x 3'2" (1.78 x 0.97)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush technology and ceramic hand wash basin. Continuation of wood effect laminate flooring. Tiled walls to water sensitive areas.

Lounge/Diner

15'8" x 15'9" (4.78 x 4.82)



A well lit room with Upvc double glazed patio doors to rear elevation allowing access to the well stocked rear garden and further Upvc double glazed window to rear elevation, both combine to provide a great deal of natural light. Door through to kitchen. Focal electric fireplace set within decorative marble effect backing with matching hearth and decorative wooden mantle. Carpeted flooring. Two wall mounted night storage heaters, one in the lounge area and one in the dining area. Television aerial point. Telephone point. Door opens to provide access to the under stairs storage void providing good storage options with continuation of the carpeted flooring set within.



Landing

12'1" x 6'10" (3.70 x 2.09)



Upvc double glazed window to side elevation providing natural light. Doors off to bedrooms three, two, one and family bathroom. Carpeted flooring. Loft access hatch. Door opens to provide access to the airing cupboard offering a great deal of slatted storage facilities with in-built slatted storage.

Kitchen

9'4" x 7'10" (2.85 x 2.41)



Upvc double glazed window to front elevation affording truly breath taking and far reaching views to Brown Willy and Rough Tor on the horizon in the far distance. Matching wall and base kitchen units, roll top work surfaces. Stainless steel sink with matching draining board and central mixer tap. Fitted electric oven with four ring electric hob above and fitted extractor hood over. Tiled walls to water sensitive areas. Space for washing machine and space for tumble dryer. The kitchen benefits from an integral fridge/freezer and wood effect vinyl flooring.

Bedroom Three

6'9" x 6'9" (2.07 x 2.08)



Upvc double glazed window to rear elevation overlooking the manageable and well stocked rear garden with views over fields beyond. Carpeted flooring. Wall mounted electric heater. Telephone point. Currently used to house a single bed this room would make a fine office with a telephone point already in situ.

Bedroom Two

12'3" x 8'5" - maximum (3.75 x 2.59 - maximum)



Upvc double glazed window to rear elevation again overlooking the manageable and well stocked rear garden and in turn open fields to the rear of the property. Carpeted flooring. Wall mounted electric heater. Twin doors open to provide access to a useful in-built wardrobe offering slatted and hanging storage options with continuation of the carpeted flooring set within.

Bedroom One

12'10" x 8'5" - maximum (3.92 x 2.58 - maximum)



Upvc double glazed window to front elevation affording truly spectacular views over miles of open countryside taking into account Brown Willy and Rough Tor the highest point in Cornwall in the distance to the left hand side. Carpeted flooring. Wall mounted electric heater. Telephone point. Fitted mirror fronted wardrobe and vanity unit.

Bathroom

6'9" x 5'10" (2.08 x 1.79)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic hand wash basin and panel enclosed bath with wall mounted electric shower over. Tiled walls to water sensitive areas. Tile effect vinyl flooring. Wall mounted electric heater. Electric plug in shaver point. Fitted extractor fan.

Outside

Accessed at the very end of Dukes Court, and located directly in front of you to the right hand side there is off road parking for one vehicle and access to the garage.

Garage

18'3" x 8'11" (5.57 x 2.73)

Metal up and over garage door to the front providing vehicular access. Upvc double glazed door to rear elevation providing access to the manageable and well stocked rear garden with upper obscure glazing. The garage benefits from the addition of light and power with the mains fuse box located to the right hand side. The garage offers boarded eaves storage.

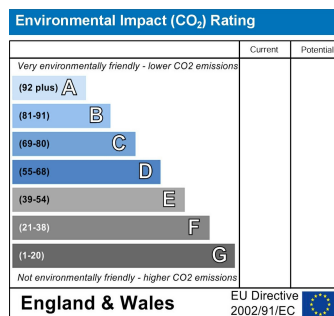
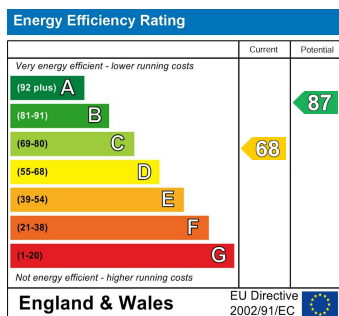
To the front of the property is a manageable area of lawn with established evergreen tree. Steps lead up to provide access to the front door.



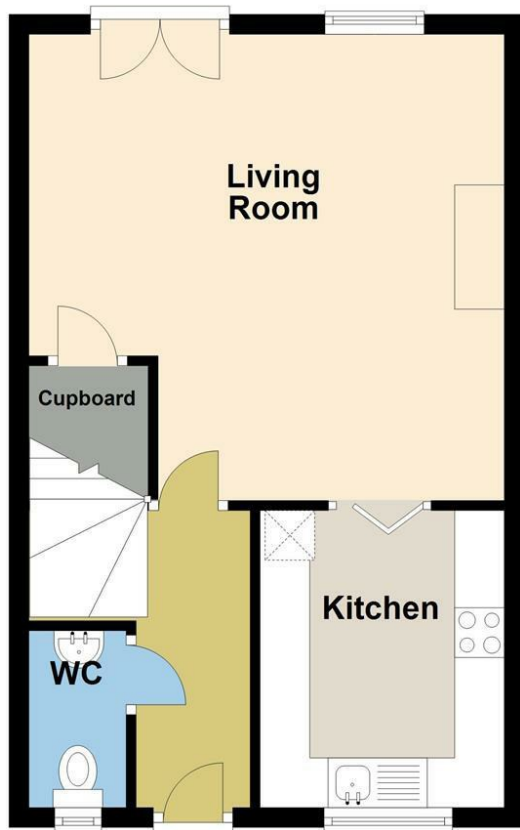
As previously mentioned either accessed via the back door of the garage or the lounge/diner patio doors. The manageable and enclosed rear garden offers wood fencing to the right and left elevations and a separate properties side garage wall provides a fantastic degree of privacy to the rear.

Mainly laid to lawn with an established planting bed all around with evergreen plants and shrubbery. Initially off of the double doors off of the lounge/diner is a hardstanding area perfect for a table and chairs. This hardstanding area flows across the rear of the property and steps lead down to provide access to the rear garage door.

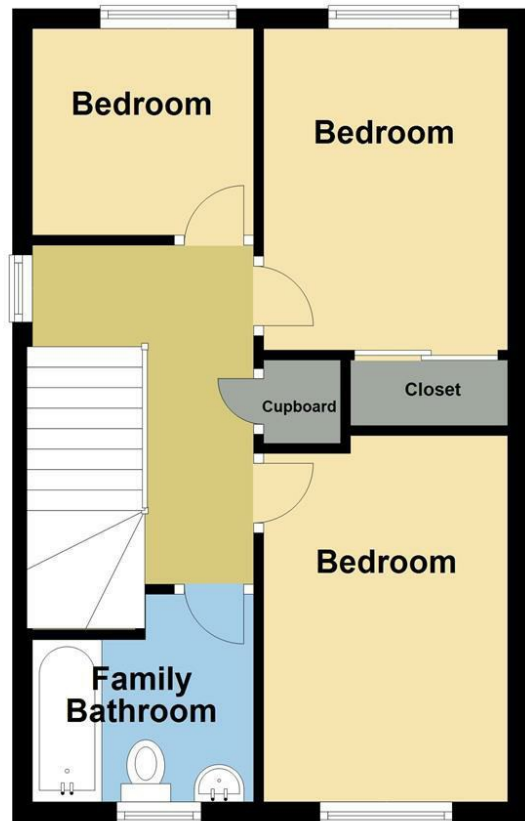
The garden is well stocked with an array of evergreen plants and shrubbery and offers a surprisingly good amount of privacy and is not overlooked.



Ground Floor



First Floor



16 Dukes Court, Roche, ST. AUSTELL

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.