



MAY WHETTER & GROSE

8 TREGARRICK ROAD, ROCHE, PL26 8EL

GUIDE PRICE £395,000



AN IMPECCABLY PRESENTED AN ATTRACTIVELY FINISHED DETACHED BUNGALOW WITHIN A POPULAR RESIDENTIAL AREA IN THE SOUGHT AFTER VILLAGE OF ROCHE. SET BACK BEHIND DOUBLE GATED BRICK PAVED DRIVEWAY, IMMACULATELY KEPT LOW MAINTENANCE GARDENS, ELECTRIC ROLLER DOOR INTO GARAGE AND AMPLE PARKING. THE PROPERTY ALSO BENEFIT FROM UPVC DOUBLE GLAZING THROUGHOUT AND HAS RECENTLY HAD NEW ELECTRIC HEATING, A REMODELLED KITCHEN PLUS MODERN SHOWER ROOM AND EN-SUITE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE BUNGALOWS BEAUTIFUL FINISH THROUGHOUT AND ITS CLOSE PROXIMITY OF THE HEART OF THE VILLAGE NEAR TO THE LOCAL AMENITIES.
EPC - D



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.

Directions:

From St Austell head up through Trethowel to the Stenalees roundabout, heading left towards Roche. Follow the road into the village, past Combella Motor Spares, along Trezaise Road to the roundabout. Carry straight across the roundabout, down the hill past the Rock Inn, towards the bottom on the right hand side. Turn right by the fish and chip shop into Tregarrick Road. The property is located on the left hand side of the road some 200 yards off the main road.

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 frosted patterned inset allows external access into entrance hall with matching sealed glazed unit to the left hand side.

Entrance Hall:

18'8" x 10'2" (5.70m x 3.10m)

(maximum measurement L-Shaped)

Doors off to bedrooms one, two and three (currently used as a walk in wardrobe). Doors to family bathroom, utility room, kitchen/diner and lounge.

Separate door to airing cupboard housing hot water heater with further slatted storage facilities. Strip wood effect flooring. Main loft access hatch. Further door allowing access to inbuilt storage void offering hanging storage options. Economy seven storage heater.

Lounge:

15'8" x 12'0" (4.78m x 3.66m)



A well lit lounge with a Upvc double glazed bay window to front elevation providing generous natural light with deep sill. Economy seven storage heater. Carpeted flooring. Textured ceiling. Two television aerial points.



Shower Room:

9'11" x 9'8" (3.04m x 2.96m)



A beautifully remodelled family shower room with obscure Upvc double glazed window to side with fitted roller blind. Thoughtfully designed and laid out incorporating a range of gloss fronted vanity base units incorporating hidden toilet cistern and hand basin with attractive stone effect display sill and backdrop behind. Chrome heated towel rail. Double size shower cubicle with wall mounted electric system. Beautifully appointed marble tile effect wall surround. Strip wood effect floor covering. Ceiling mounted extractor.

Kitchen/Diner:

10'0" x 20'8" (3.05m x 6.30m)



A generous twin aspect room with Upvc double glazed window to side elevation and double glazed patio doors opening out onto decking. Thoughtfully designed and remodelled kitchen/diner incorporating a comprehensive range of gloss fronted wall and base units with some deep pan slow close drawers. Stone effect deep work surface and backdrop. Four ring hob with oven below and extractor over. Sink with mixer tap. Integrated low level fridge. Strip wood effect flooring. Recess spotlighting. Updated economy seven storage heater.

Utility:

Upvc double glazed window to front elevation with pattern obscure glass and venetian blind. Further light provided by LED strip light. Range of gloss fronted wall and base units with stone effect work surface and splash back. Circular sink and mixer tap. Space for white good appliances of washing machine and dryer. Free standing space for additional white good appliances. Strip wood effect floor covering.



Bedroom One:

11'8" x 14'0" (3.57m x 4.29m)



A spacious double bedroom with Upvc double glazed window to rear elevation overlooking the garden. Carpeted flooring. Textured ceiling. Economy seven storage heater. Benefiting from twin doors allow access into inbuilt wardrobes offering shelved and hanging storage facilities. Television aerial point. Door to en-suite shower room:

En-Suite:

8'7" x 5'8" (2.63m x 1.73m)



Beautifully appointed with attractive polished marble wall surround. Modern suite of low level WC and hand basin set onto a gloss vanity storage unit with lit mirror above. Upvc double glazed window to side with fitted roller blind. Sliding doors onto one and a half size shower cubicle with electric system over. Ceiling mounted recess extractor. Spot lighting. Chrome heater ladder towel rail. Strip wood flooring.

**Bedroom Two:**

12'4" x 10'4" (3.78m x 3.17m)

A generous double bedroom with Upvc double glazed window to front elevation providing generous natural light. Carpeted flooring. Textured ceiling. Wall mounted electric heater.

Bedroom Three:

11'8" x 7'9" (3.58m x 2.38m)



Currently used as an impressive walk-in wardrobe and storage area. Double glazed window with fitted roller blind enjoying an outlook over the garden. Electric heater.

Outside:



Occupying a generous low maintenance plot off Tregarrick Road, this detached bungalow has a brick drive capable of housing numerous vehicles off road, twin wooden gates allow access. The plot is well enclosed. There are numerous established planting beds to the front of the property that are well stocked with evergreen planting and shrubbery. There is also access to the integral garage.

Garage:

18'3" x 8'9" (5.58m x 2.69m)
Electric rolling up and over door. Mains fuse box.
Textured ceiling. Light and power.



Accessed from both sides of the property is the enclosed rear garden and to the left hand side of the bungalow is a wide pathway that opens out onto the rear garden. The rear garden is well enclosed and offers low maintenance upkeep with established evergreen planting and shrubbery and mainly laid to granite chippings. To the far left hand corner is a wooden summer house which catches a great deal of sun. Leading off the dining area there is an area of raised decking. The property offers extreme low maintenance. A fantastic level and detached property located in a popular area which is well serviced with shops, pub, school and church along with the historic Roche Rock within a quarter of a mile.



Council Tax - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
61		80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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