



MAY WHETTER & GROSE

2 ANGARRACK COURT, ROCHE, PL26 8NR

GUIDE PRICE £195,000



OFFERED WITH NO ONWARD CHAIN AND SITUATED IN A DELIGHTFUL COURTYARD COMPLEX IS THIS IMPECCABLY PRESENTED TWO BEDROOM, MID TERRACED, MODERN PROPERTY, BEAUTIFULLY DECORATED THROUGHOUT AND OFFERING A KITCHEN, LOUNGE/DINNER, DOWNSTAIRS WC CLOAKROOM, TWO BEDROOMS, FAMILY BATHROOM WITH ENCLOSED GOOD SIZED GARDEN AND WITH ALLOCATED PARKING. CONVENIENTLY LOCATED TOWARDS THE HEART OF THE HISTORIC VILLAGE OF ROCHE. (EPC RATING - D).



Location



Roche is a popular village situated approx 6 miles North of St Austell and within easy reach of the main A30, conveniently position to explore both Cornish Coasts, the Goss Moor Trails, with the historic Roche Rock is a short walk away. There are local shops, amenities, a school, sporting facilities and a Doctors Surgery all within a few minutes from the property plus many nice walks to be enjoyed in the near vicinity. St Austell town centre offers shopping, supermarkets, educational and recreational facilities. There is a mainline railway station and leisure centre. The City of Truro approximately 20 miles away with the town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks.

Directions

Follow the road into the village, along Trezaise Road to the roundabout just past the sports and football club on your right. Carry straight on, down the hill past the Rock Inn, taking the next right into Angarrack Court. Parking area and courtyard will appear on the left hand side, the property is on the left hand side of the lovely communal area a for sale board will be seen.

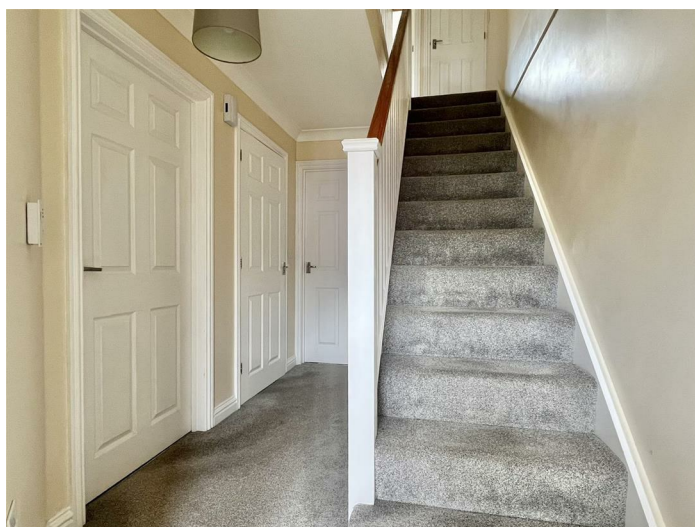
Accommodation

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



A gated pillared front garden with paved pathway leads to a part obscured double glazed door with covered canopy over opening into:

Entrance Hall:



Beautifully decorated and complimented with grey carpeted flooring leading through to the lounge and up onto the staircase and landing, having a telephone point. Beneath the stairs there is a wood panelled door opening into storage.

Six panelled white wood door opening through into:

Downstairs Cloakroom/WC:

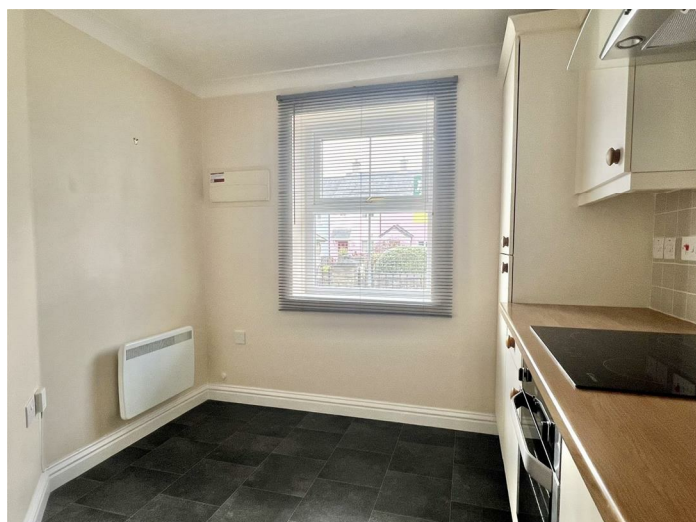
Incorporating a modern low level wall mounted hand basin with part white gloss ceramic tile splash back surround, complimented with a tiled effect vinyl flooring. There is a ceiling mounted extractor.

Six panelled white wood door opening through into:

Kitchen/Dining Area:
11'7" x 8'9" (3.53 x 2.67)



(At maximum). This is located to the front and enjoying an outlook over the communal courtyard and garden area from a double glazed window with a venetian blind. Offering a range of light coloured fronted wall and base units with wood effect handles and strip wood laminate work surface incorporating a stainless steel drainer with mixer tap, built-in appliances include electric oven with hob and stainless-steel extractor over, washing machine, fridge and freezer. Plumbing for a dishwasher. All finished with part tiled splash back and tile effect floor covering.



Six panelled white wood door opening through into:

Lounge:
13'0" x 11'2" (3.96 x 3.4)



Situated at the rear of the property enjoying an outlook over the garden from a set of double glazed opening doors with windows to both sides. There is a mounted electric heater and having both TV and telephone points.

Stairs and Landing :



From the entrance hallway the staircase leads up to the first floor landing with doors to all rooms, access to the loft and a further door into airing cupboard housing the water cylinder housing with slatted shelving above. Six panelled white wood door into:

Bedroom One:

12'11" x 10'6" (3.94 x 3.2)



(At maximum narrowing to). Located to the rear of the property and enjoying an outlook down over the garden from an opening double glazed window with display sill and electric wall mounted heater below. Deep recess into a space ideal for a wardrobes.



Six panelled white wood door opening through into:

Family Shower Room:

6'6" x 6'3" (1.98 x 1.9)



Comprising of a modern bright white suite of low level wc, hand basin and curved glazed shower doors into one and half size cubicle with wall mounted shower. Finished with white gloss ceramic tiling with decorative boarder complimented with coloured tiled effect patterned flooring. There is a ceiling mounted extractor and electric heater.

Six panelled white wood door opening through into:

Bedroom Two:

13'0" x 9'11" (3.96 x 3.02)



(At maximum narrowing to). Situated to the front and having some far reaching countryside glimpses up towards Bodmin Moor and down over the communal courtyard area from a double glazed window with electric wall mounted heater below. Useful deep recess ideal for wardrobes. Having a TV point.

**Outside :**

Nestled within this picturesque communal courtyard with brick paved pathways giving access through to this relaxation garden area. Within approximately 15 yards of the property is an access through to a open communal green area.



To the rear the garden is a safe haven for children and is enclosed by a majority of high strip wood fence panelling surround with paved patio and pathway opening out onto an area of open lawn with raised decked area incorporating oversized pitched roof timber built shed. There is a high level latched gate giving access back around to the start of Angarrack Court. The garden is a generous size and we are led to believe enjoys a great deal of the afternoon and evening sun whilst offering a good degree of privacy.

Agent Notes

There is a management company. The cost of which is around £300pa, this is for the upkeep of the square.

Council Tax Band - B



Broadband and Mobile Coverage



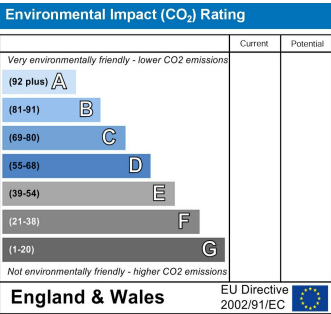
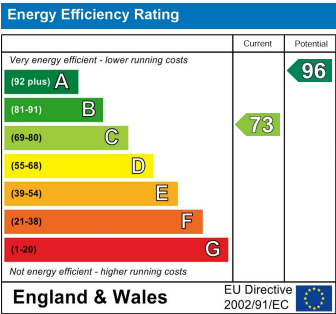
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

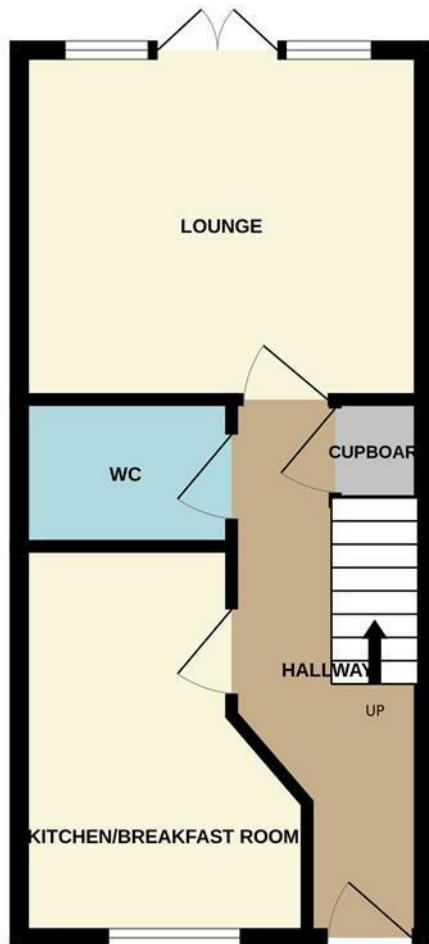
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk





GROUND FLOOR



1ST FLOOR



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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