



MAY WHETTER & GROSE

3 KEW KERNOW, ROCHE, PL26 8FB
GUIDE PRICE £300,000



AVAILABLE NOW IS THIS IMPRESSIVE THOUGHTFULLY DESIGNED AND LAID OUT FAMILY HOME WHICH HAS BEEN BUILT BY A RESPECTED LOCAL INDEPENDENT DEVELOPER. FORMING PART OF AN EXCLUSIVE HIGH END FINISHED SEVEN HOMES DEVELOPMENT WITHIN A SHORT DISTANCE OF THE HEART OF THE VILLAGE OF ROCHE AND ITS LOCAL AMENITIES AND SCHOOLING, BOTH NORTH AND SOUTH COASTS SHORT DRIVES AWAY. THE HOME BENEFITS FROM A 10 YEAR BUILD ZONE WARRANTY. AIR SOURCE HEATING TO THE GROUND FLOOR, IN-BUILT APPLIANCES AND STONEMASONRY SURFACES. ELEGANTLY FINISHED BATHROOMS AND EN-SUITE. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS SIZE, HIGH LEVEL FINISH AND ITS WONDERFUL POSITION. EPC - AWAITED
SEE AGENTS NOTES



Location

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 15 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 including Goss Moor trails with both the Eden Project and Lost Gardens of Heligan are short drives away. St Austell town centre offers 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, and the surfing town of Newquay and the North Coast are a short drive away.

Directions

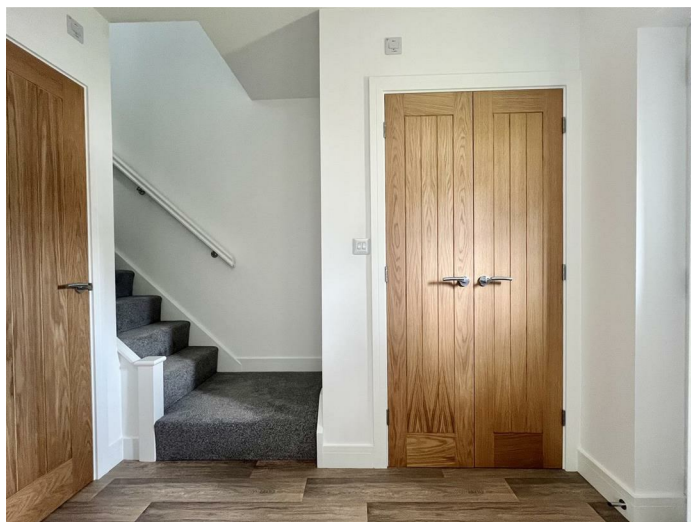
From St Austell head out to the village of Roche, from the distributor road, at the roundabout take the third exit sign posted Trezaise. Head up the hill taking the left hand turn onto Trezaise Road into the village. Follow the road along past the Cricket and Football Club on your right and Children's playpark, at the mini roundabout turn right and then past Roche Primary School on your left hand side, Roche Rock will appear on the right hand side. Just past the School turn left into the residential development sign posted St Michaels Way follow the road along for approximately 400 yards the development of Kew Kernow will appear in the far right hand corner. Boards will be erected for convenience.

Accommodation

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

Driveway to the side leads to the garage with up and over door. Paved front entrance with pillared attractive tiled canopy entrance with courtesy lighting to both sides. Door opening through into warm welcoming hallway.

Entrance Hallway



Finished with wood effect floor covering which continues through into the kitchen area. Carpeted stair case with hand rail to first floor with doors also to the cloakroom/WC, double doors through into thoughtfully designed utility area.

Utility Area

2'9" x 4'0" - max (0.86 x 1.22 - max)



Double doors open into the utility area with work surface and integrated washing machine below with storage to both sides. High level frosted double glazed window with display sill. Wall mounted extractor and ceiling mounted spotlights.

Cloakroom/WC

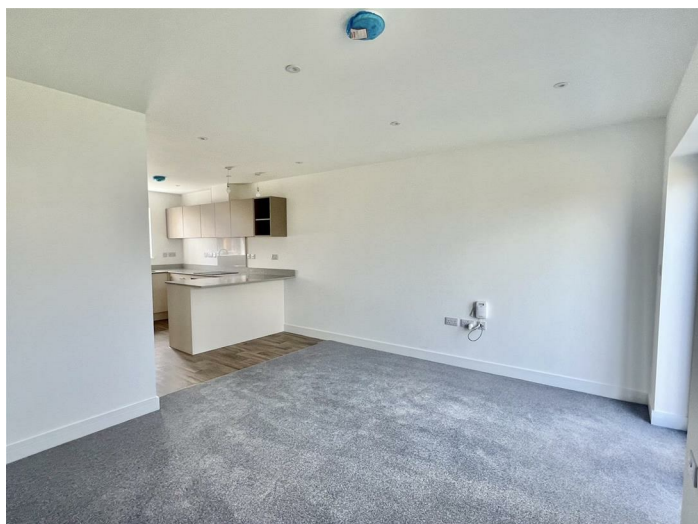
3'6" x 4'11" (1.07 x 1.52)



Comprising low level WC, hand basin with attractive tiled splashback. Recessed spotlighting and ceiling mounted extractor.

Open Plan Living Area

25'0" x 8'5" widening to 15'7" - max (7.63 x 2.57 widening to 4.77 - max)



To the front is the kitchen and opens through to a carpeted relaxation lounge and dining area with double doors leading out onto the patio and garden with double glazed window to the side and further door into under stairs storage. Further lighting from recessed spotlights.

The kitchen area comprises a range of two tone wall and base units with stone work surface incorporating stainless steel sink and drainer with mixer tap, four ring electric hob with oven below and hidden extractor above and integrated dishwasher, fridge/freezer and washing machine. Slow close cabinets and drawers. Double glazed window to the front with display sill.



Staircase to the first floor landing with access through to all three bedrooms, family bathroom and loft.



Bedroom

6'8" x 8'0" - max (2.05 x 2.46 - max)



Radiator beneath double glazed window with deep display sill from where you can enjoy far reaching views and an outlook down over the garden.

Bedroom

8'5" x 10'11" - max (2.57 x 3.35 - max)



Also enjoying a similar outlook from a double glazed window with radiator beneath. Six double wall mounted sockets and TV point.

Family Bathroom

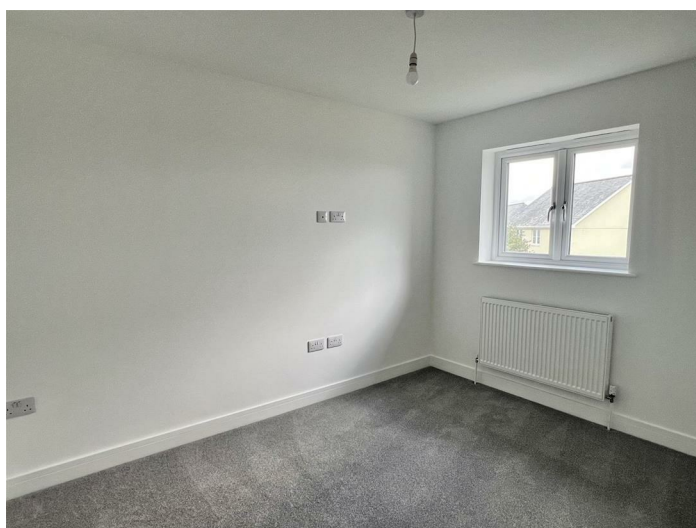
8'10" x 4'11" (2.71 x 1.52)



Beautifully finished throughout with low level WC, bath with shower screen and integrated shower system over. Hand basin with white gloss floating storage cabinet beneath. All finished with polished bevelled edge tiled splashback. Above the basin vanity mirror with touch lighting surround. Chrome heated towel rail. Finishing touches are tile effect floor covering, recessed spotlights and extractor.

Principal Bedroom

8'3" x 11'1" (2.52 x 3.39)



Located to the front and having some countryside glimpses and views of Roche Rock from two double glazed windows, one with radiator beneath. Five double wall mounted sockets plus TV point. Door into en-suite.

En-Suite

3'11" x 6'2" - max (1.20 x 1.89 - max)



Similarly finished to the main bathroom to a high standard with curved glazed shower doors into cubicle with integrated shower system with rain effect shower head and separate attachment with polished bevelled edge tile surround which continues at half wall level behind the basin and WC. Above the basin vanity mirror with touch lighting surround. High level obscure double glazed window and chrome towel rail to the side.

Outside



The property is set back in the cul-de-sac with the driveway to the side leading to garage.

Garage

With up and over door and eaves storage. Door to the rear of the garage giving access to the rear garden.



The rear garden accessed from the double doors leading off the main living area, opens out onto a level garden area enclosed by strip wood fence panelling and a Cornish hedgerow to the rear. A paved area leads across the rear of the property with outside power sockets and tap. Door into the rear of the garage. A safe and secure area for children and pets.

Council Tax Band - TBC



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

Agents Notes

There is a management company for the

development. An annual contribution of approximately £100 per property will be payable, this will be in respect of maintenance of estate road and up keep of any communal areas.

Electric Connection Point for Car Charger

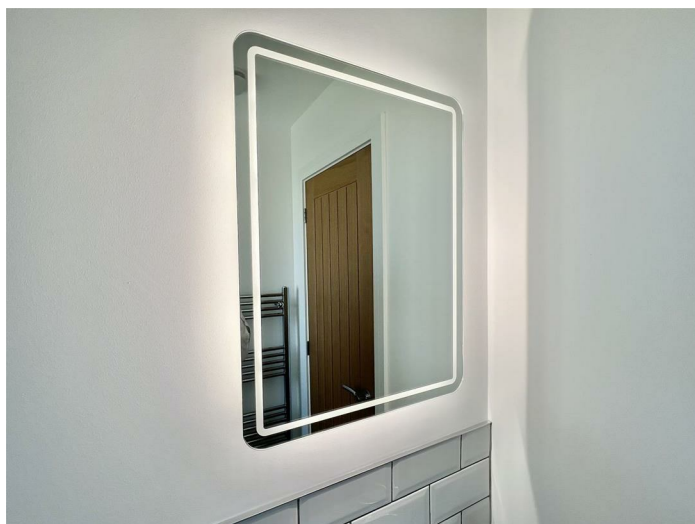
Developers Specification List



J J Jones & Sons (St Austell) Ltd are very proud to offer these 10 high quality homes on a select development in Roche. Each home has been designed and specified to the highest standard and built by one of Cornwall longest established building contractors and developers who has a reputation for quality and workmanship and being one of the very best since 1910.

- Designed to be very energy efficient with very low running costs.
- Mitsubishi Eco friendly Air source heat pump
- 210L Gledhill Unvented water cylinder
- Large P bath with Shower for comfortable showering
- Underfloor Heating on ground floor with Radiators on first floor
- Temperature control states
- 10 Year warranty on windows & doors with energy A rating.
- Parking for 2 cars, charcoal paving to rear and paths.
- Quality shower screens with shower head & hand shower
- Individual design bathroom and fittings by Kartell UK
- Detailed wall tiling
- Quality floor finishes
- Oak doors with brushed nickel Ironmongery
- High quality designer kitchens and worktops, optional stonework tops, upstands
- Hoover Integrated Appliances, fridge freezer, single oven, induction hob, washing machine and dishwasher. 10-year warranty
- Elica hidden Cooker hood and stainless-steel splash back
- No handles on wall units, push to open catches.
- Low energy Downlights on ground floor

- PIR lighting externally
 - Designed cupboard spaces (on some house types).
 - High quality premium Cormar carpets
 - Timber fencing with turfed lawns.
 - Large patio and garden area with car parking and street parking
- Oak Porch with stainless steel feet



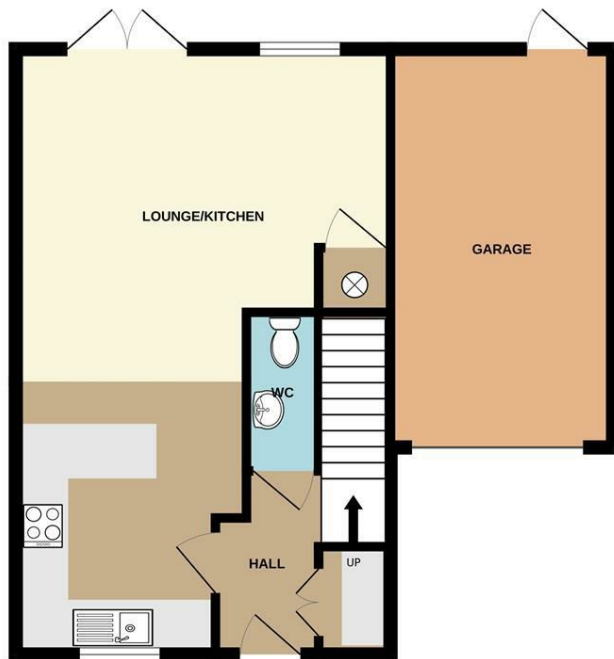


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

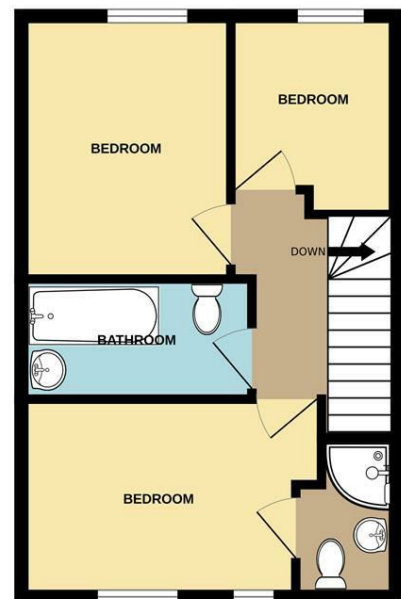
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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