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7 Tremodrett Road, St. Austell PL26 8JA

£335,000

A GORGEOUS, THREE BEDROOM DETACHED CHARACTER COTTAGE WITH SPACIOUS, FAMILY FRIENDLY ACCOMMODATION, A GARAGE, AMPLE DRIVEWAY PARKING AND A FLAT, SUNNY GARDEN, LOCATED IN A TUCKED AWAY SPOT YET WITHIN EASY WALKING DISTANCE OF MANY AMENITIES AND JUST A FEW MINUTES DRIVE TO THE A30.

PROPERTY TYPE: House - Detached

RECEPTIONS: 1 / BEDROOMS: 3 / BATHROOMS: 2

FEATURES:

- THREE BEDROOM DETACHED CHARACTER COTTAGE
- GARAGE AND DRIVEWAY PARKING
- CHARMING AND FULL OF CHARACTER
- LOG BURNER
- SUNNY, FLAT GARDEN
- TUCKED AWAY YET WITHIN EASY REACH OF AMENITIES
- NO ONWARD CHAIN DELAYS
- OIL CH HEATING and OIL FIRED AGA (BOILER AND OIL TANK REPLACED IN 2015)
- NEW ROOF, WINDOWS AND DOORS IN 2015

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DESCRIPTION:

The mid-County village of Roche is conveniently positioned in the heart of Cornwall, just six miles from St Austell and twelve miles from the beautiful north Cornish coastline. The Cathedral City of Truro is around thirteen miles away offering a wide array of retail outlets, schools, restaurants and rail links. The A30 is just over a mile away providing easy access to all the main towns. Within Roche, there is a good range of day to day amenities including a convenience store, a Primary School, a Post Office with a pharmacy, a Doctors surgery and various public houses and take aways. In the next two years the village is due to be bypassed.

Originally built in the 1800s of stone and cob and then extended in the 1990s, Number Seven Tremodrett Road has been lovingly cared for and much improved by the current owners who have completely transformed the property since they bought it in 2015. It is located in a tucked away position yet within easy walking distance of many amenities including the Co-op and the Fish and Chip shop. This property oozes character and charm and retains many original features with modern touches. Upgrades include the windows and doors. The boiler and oil tank have been replaced and also the roof (all done around 2015.)

An entrance porch guides you into the dual aspect lounge diner which has some attractive exposed stone features, characterful beams, a log burner, some useful under-stairs storage and a door to the rear. This area loosely splits into a living area and a dining space and leads into the kitchen which has a good range of traditional units, a tiled floor and a gorgeous oil fired Aga which warms the property throughout the year. At the rear, you will find a hallway giving access to the side of the house, a utility room with some useful additional cupboards, space and plumbing for a washing machine and tumble dryer and a ground floor bathroom which features a bath with a shower over.

All three bedrooms can be found on the first floor, all with windows overlooking the front garden. Also, on the first floor, there's a beautifully presented shower room with a window to the rear, featuring an electric shower.

This property has oil central heating and upvc double glazed windows. The boiler is in the utility room.

Externally, at the front, there's a long driveway with ample parking for multiple cars. The front garden is laid mainly to lawn with some attractive planted beds and a play area with astro turf. At the rear, the neat courtyard area has a shed and a garage/workshop along with the replacement oil tank.

In summary, this unique 'Picture Postcard Cottage' is a real delight with a sunny, flat garden, ample parking and plenty of charm and character, offered with no onward chain tucked away just on the outskirts of this popular mid-Cornwall village.

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Porch
1.42m x 1.09m (4'8 x 3'7)

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Lounge Diner
7.37m x 5.00m (24'2 x 16'5)

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Kitchen
4.14m x 3.58m (13'7 x 11'9)

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Ground Floor Bathroom
2.24m x 1.75m (7'4 x 5'9)

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Utility
3.28m x 1.75m (10'9 x 5'9)

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Bedroom 1
3.89m x 2.51m (12'9 x 8'3)

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Bedroom 2
3.20m x 2.36m (10'6 x 7'9)

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Bedroom 3
2.44m x 2.18m (8'0 x 7'2)

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Shower Room
2.36m x 1.30m (7'9 x 4'3)

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Garage
4.70m x 2.72m (15'5 x 8'11)

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FLOORPLAN:

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) 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	(02-10) A		
	(11-20) B		
	(21-30) C		
	(31-40) D		
	(41-50) E		
	(51-60) F		
	(61-70) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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