



Rock View Parc

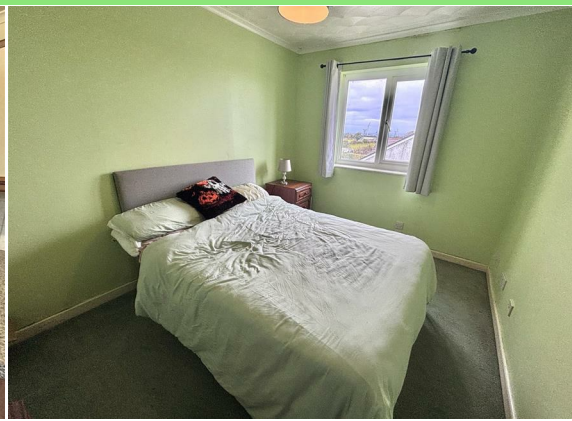
Roche

St. Austell

PL26 8QA

Guide Price £210,000

- THREE WELL PROPORTIONED BEDROOMS
- PERFECT FIRST HOME
- TUCKED AWAY RESIDENTIAL LOCATION
- GREAT LINKS TO THE A30
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- OFF ROAD PARKING PLUS GARAGE
- DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND B
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - B

Floor Area - 775.00 sq ft



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D61

PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to bring to market this spacious and well-presented three-bedroom semi-detached home, ideally located in a quiet and sought-after residential area in the heart of Roche. Offering generous living space, modern comforts, and a superb garden, this property is perfectly suited to families, first-time buyers, or anyone looking to enjoy the convenience of village living with easy access to wider Cornwall.

As you arrive, you're greeted by a welcoming entrance porch, providing a practical space to store coats and shoes before stepping into the home. Inside, the layout is both functional and sociable. At the front, a bright and spacious kitchen/diner forms the hub of the home, ideal for everything from busy weekday mornings to weekend gatherings with friends. A separate lounge offers a peaceful retreat, perfect for cosy evenings in or relaxing after a long day. Large windows allow natural light to flood the room, enhancing the welcoming atmosphere.

Upstairs, the property continues to impress with three well-proportioned bedrooms, offering flexible space for family, guests, or even a home office. The accommodation is completed by a smart, modern family bathroom, tastefully finished with a neutral design.

Outside, the enclosed rear garden is a real asset, mainly laid to lawn and offering a safe and private outdoor space for children to play, pets to roam, or summer barbecues in the sunshine. To the front, you'll find off-road parking and the added bonus of a single garage, ideal for storage or additional vehicle space.

The property is connected to mains water, electricity and drainage, and falls under Council Tax Band B.

LOCATION

The rural village of Roche enjoys a wide range of local amenities including a primary school, public house, church, convenience stores, butchers shop, post office and pharmacy. Roche gets its name from a twenty metre high granite outcrop to the east of the village where the ruins of a former chapel can still be found at the summit. There is excellent access to the surrounding road network including the A30 and the town of St Austell which offers a comprehensive range of shops, entertainment and sporting facilities including a leisure centre and bowling alley.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE PORCH

Coving. Smoke alarm. Built-in storage cupboard. Skirting. Laminate flooring.

KITCHEN/DINER

Coving. Double glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Integrated electric oven with four ring hob and extractor hood over. Stainless steel wash basin with mixer tap. Space for a washing machine, tumbler dryer, dishwasher and fridge-freezer. Multiple plug sockets. Storage heater. Telephone point. Skirting. Tiled and laminated flooring.

LOUNGE

Double glazed window to the rear aspect. Two storage heaters. Television point. Telephone point. Multiple plug sockets. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Access into a partially boarded loft space. Built-in storage cupboard. Skirting. Carpeted flooring. Doors leading into:

BEDROOM ONE

Coving. Double glazed window to the front aspect, showcasing beautiful rural views. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Coving. Double glazed window to the rear aspect. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

Recessed spotlights. Extractor fan. Frosted double glazed window to the front aspect. Splash-back tiling. Cubicle housing an electric shower. Wash basin with mixer tap. Shaver point. W.C. Vinyl flooring.

BEDROOM THREE

Double glazed window to the rear aspect. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

EXTERNALLY

GARDEN

The enclosed rear garden is a real asset, mainly laid to lawn and offering a safe and private outdoor space for children to play, pets to roam, or summer barbecues in the sunshine.

PARKING

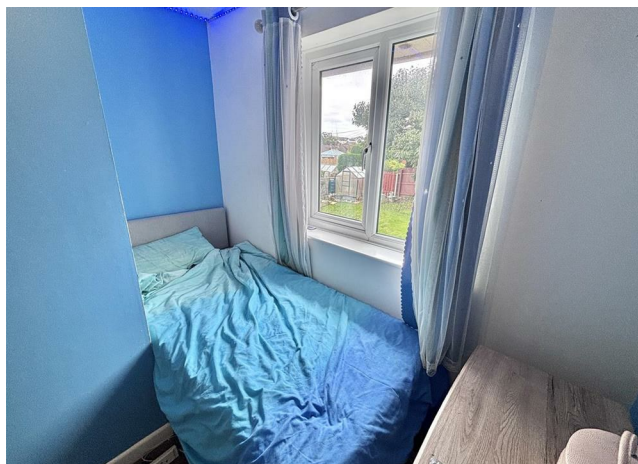
This property has off road parking for multiple vehicles. An abundance of on street parking can also be found close by.

GARAGE

With power connected

SERVICES

The property is connected to mains water, electricity and drainage, and falls under Council Tax Band B.



AGENTS NOTE

An Energy Performance Certificate (EPC) has been instructed and will be uploaded to the advert as soon as it is received.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Good, Three - OK, EE - Good

Parking: Driveway, On Street, Off Street, Garage, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

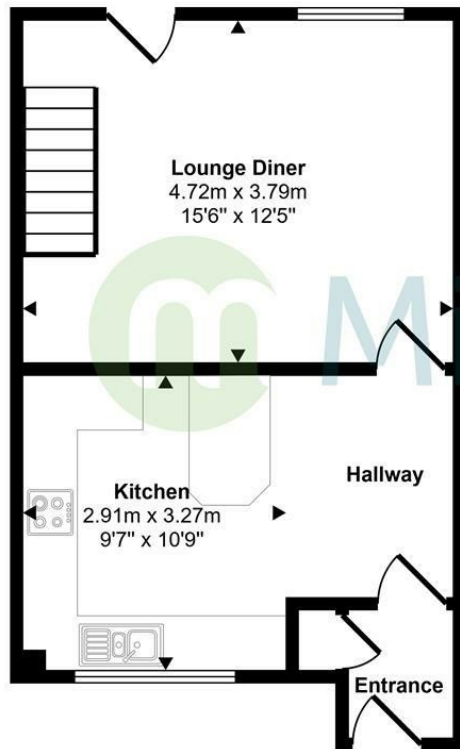
Coal mining area: No

Non-coal mining area: Yes

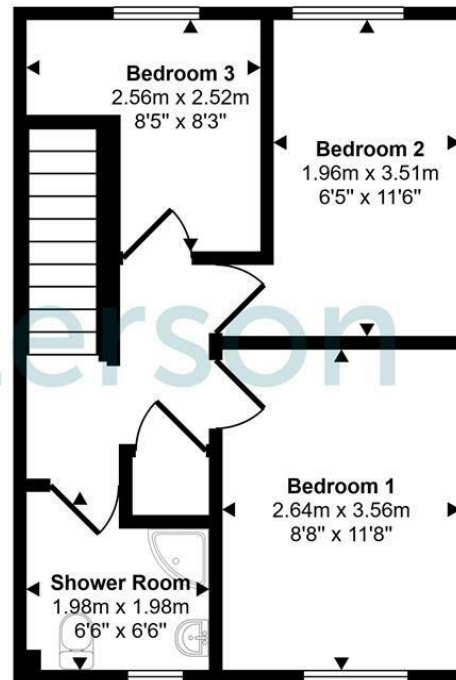
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
69 sq m / 741 sq ft

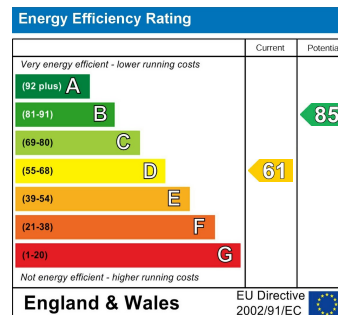


Ground Floor
Approx 35 sq m / 377 sq ft



First Floor
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

Millerson Estate Agents
5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: st.austell@millerson.com

T: 01726 72289

www.millerson.com

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