

SEMI-DETACHED

£175,000



TREZAISE ROAD ROCHE PL26 8HQ

INVESTMENT OPPORTUNITY 2 BEDROOM SEMI-DETACHED HOUSE

Situated in the sought after village of Roche is this well-proportioned two bedroom non-estate semi-detached house, with gardens front and rear and off road parking.

In brief the accommodation comprises: Entrance Porch, Lounge, Kitchen/Diner, 2 Bedrooms and Bathroom. There is parking and a small garden to the front with a level garden to the rear.

The property is being sold with the tenant in situ

Key Features

Popular Village Location

2 Bedrooms

Lounge

Kitchen/Diner

Front and Rear Gardens

Off-Road Parking

About The Property and Location

A modern 2 bedroom semi-detached non-estate property in the village of Roche. The village has a good range of facilities and is served by good road traffic links with the A30 trunk road only a short distance. Roche also has a branch line railway station connecting to the mainline at Par. The market town of St Austell is 6 miles distant and offers a comprehensive range of amenities including, mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Just 12 miles to the north coast is the town of Newquay, known for its sandy beaches and surfing.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Porch

uPVC double glazed door with fixed uPVC double glazed window. Glazed panel door into:

Entrance

Door to lounge. Stairs to first floor.

Lounge

18' 1" x 13' 5" (5.5m x 4.1m)

A generous room with uPVC double glazed window to the front elevation. Two night storage radiators. Two ceiling lights door to:

Kitchen/Diner

13' 5" x 8' 6" (4.1m x 2.6m)

Range of modern wall and base units with worktops over incorporating stainless steel sink. Fitted range style cooker with ceramic hob and stainless-steel extractor over. Built-in fridge/freezer. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor. Panel heater. uPVC door to garden.

First Floor Landing

White panel doors to both bedrooms and family bathroom. Access to insulated loft. Night Storage Radiator.

Bedroom Rear

13' 5" x 8' 6" (4.1m x 2.6m)

uPVC double glazed window overlooking the rear garden. Distant views. Radiator.

Bathroom

6' 7" x 6' 3" (2.0m x 1.9m)

uPVC double glazed window to the side elevation. Three piece suite comprising bath with shower over, low level WC and pedestal wash-hand basin. Fully tiled floors. Vinyl flooring.

Bedroom Front

10' 6" x 10' 6" (3.2m x 3.2m)

uPVC double glazed window to the front elevation with views of open fields. Built-in wardrobe. Built-in over stairs storage cupboard.

Exterior

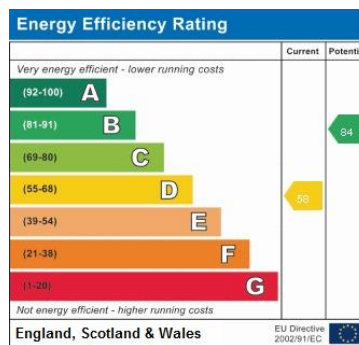
From the kitchen a paved pathway leads to the side parking area and also to a shed. The garden is level with the majority laid to lawn with a shingle seating area. Fencing to the boundaries.

Parking

This property benefits from off road parking to the front of the property for approximately 3 cars.

Additional Information

EPC 'D'



Council Tax Band 'B'

Services – Mains Electric, Mains Drainage

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Property Age – 1980s

Tenure – Freehold

Directions

From our office in Duke Street, St Austell, turn right onto South Street. At the roundabout, take the second exit onto Trinity Street. At the junction turn right onto Bodmin Road (B3274). Continue on this road through the villages of Trethowel and Carthew and at the Stenalees roundabout take the first exit onto Roche Road (B3274). Continue on this road for approx. 3 miles. The property is on the right-hand side as you enter the village.

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01726 73483.

Floor Plans

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.



Entrance Porch



Lounge



Lounge



Kitchen/Diner



Rear Bedroom



Front Bedroom

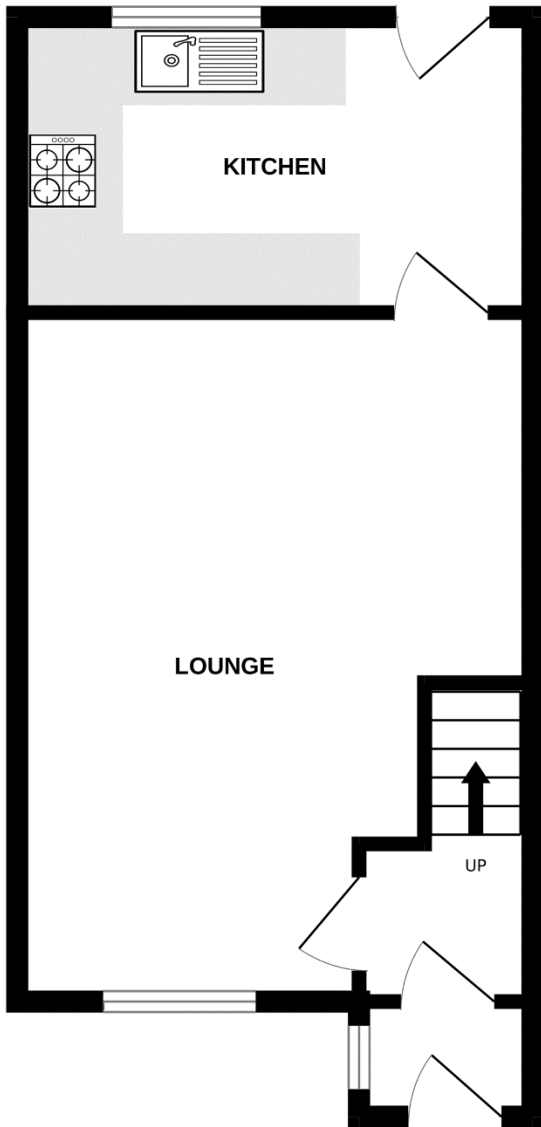


Bathroom

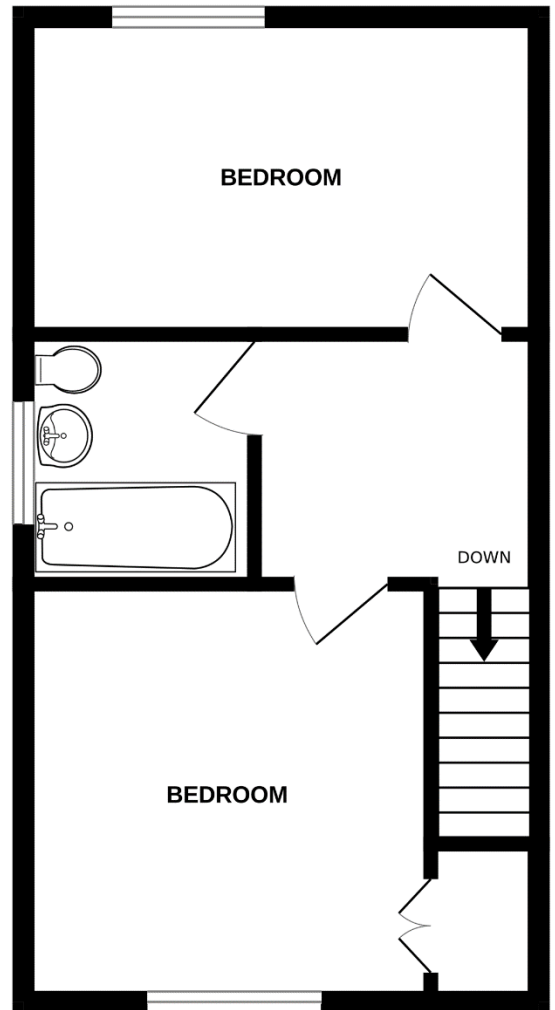


Garden

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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St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com

