



ANGARRACK COURT ROCHE PL26 8NR

2 BEDROOM TERRACED HOUSE

Welcome to this modern and well-presented terraced house located in the popular village of Roche. This charming property features two bedrooms, an enclosed garden and allocated parking. With no onward chain, this is the perfect opportunity to make this house your home. Located close to amenities and with an impressive community garden, this is the ideal property for those looking for a vibrant and thriving neighbourhood. Don't miss out on the opportunity to make this house your new home!

In brief the property comprises: Entrance Hall, Cloakroom, Kitchen/Diner, Lounge, 2 Bedrooms, Shower Room, Garden and Allocated Parking.

AVAILABLE WITH NO ONWARD CHAIN

Key Features

Modern Well-Presented Property

Lounge
with French Doors

Kitchen/Diner

2 Bedrooms

Shower Room

Enclosed Garden

Allocated Parking

About The Location

Ideally located close to an enviable range of amenities, Roche is an up-and-coming area, with ongoing road improvements and ideally located for ease of access to the A30. The market town of St Austell is approximately 6 miles with mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Also on the south coast is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

Composite entrance door with canopy over giving access to the entrance hall. White panel doors to Cloakroom, Kitchen/Diner and Lounge. Understairs storage cupboard. Panel heater. Stairs to first floor.

Cloakroom

6' 3" x 4' 3" (1.9m x 1.3m)

Suite in white comprising low level WC and cloakroom wash-hand basin. Tiled to dado height. Extractor fan. Tile effect vinyl flooring.

Kitchen/Diner

11' 6" x 8' 10" (3.5m x 2.7m) max

L-shaped room with space for a dining table. uPVC double glazed window to the front elevation. Range of cream wall and base units with drawers with wood effect worktops over incorporating stainless steel sink. Built-in appliances include fan assisted electric oven with induction hob and stainless-steel extractor over, washing machine, fridge and freezer. There is also plumbing for a dishwasher. Useful storage shelf. Tile effect vinyl flooring.

Lounge

13' 1" x 11' 6" (4.0m x 3.5m)

Good natural light from the uPVC double glazed French doors leading to the garden with two uPVC double glazed side opening windows. Electric radiator.

First Floor Landing

White panel doors to all rooms. Airing cupboard with shelving and housing the immersion tank. Access to the insulated loft.

Bedroom

13' 1" x 9' 6" (4.0m x 2.9m) max

uPVC double glazed window to the rear. Panel heater. Wardrobe recess.

Shower Room

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

White suite comprising low level WC and pedestal wash-hand basin. Double shower cubicle. Recess storage shelf. Tile effect vinyl flooring. Fully-tiled walls. Extractor fan. Wall mounted heater.

Bedroom

13' 1" x 9' 10" (4.0m x 3.0m)

uPVC double glazed window to the front elevation. Wardrobe recess. Panel heater.

Exterior

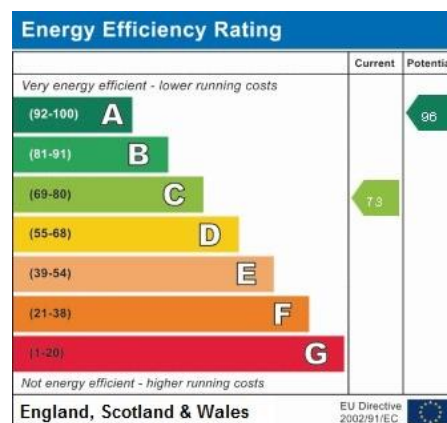
The property is approached via a gate giving access to the front garden with centre path and lawn to either side. To the rear there is a patio seating area leading to an area of lawn with path giving gated access to the rear.

Parking

There is one allocated parking space, plus visitor parking.

Additional Information

EPC 'C'



Council Tax Band 'B'

Services – Mains Electric & Drainage

Management Fee - £300pa

Property Age – C.2010

Tenure – Freehold

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.



Hallway



Lounge



Kitchen



Bedroom Front



Shower Room



Bedroom Rear

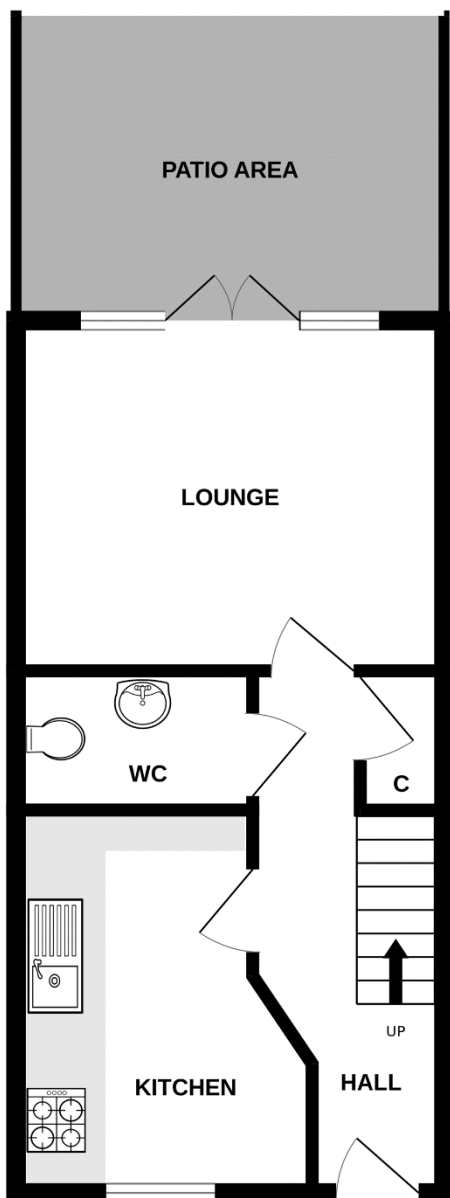


Garden

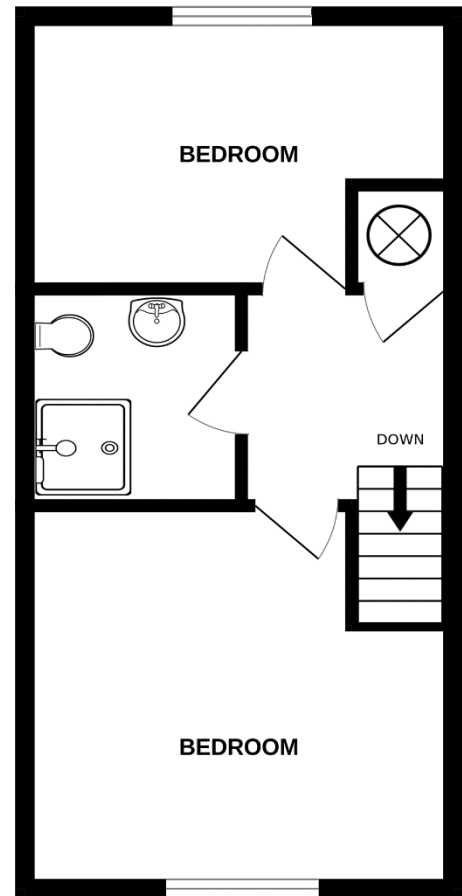


Community Space and Garden

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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