



FIRSLEIGH PARK ROCHE PL26 8JN

3 BEDROOM SEMI ON A LARGE CORNER PLOT

Introducing this appealing 3 bedroom semi-detached house in the popular village of Roche. Situated on a generous corner plot, this property offers superb potential to extend or simply enjoy as a large family garden.

Step inside to discover a spacious dual aspect lounge/diner, providing the perfect space for relaxation and entertaining. In addition to the large garden there is also a parking area, detached garage and a store.

In brief the property comprises: Entrance Porch, Hallway, Lounge/Dining Room, Kitchen, 3 Bedrooms and Bathroom and did we mention the generous outdoor space, garage and parking!

*** NO ONWARD CHAIN ***

Key Features

Large Corner Plot with Potential to Extend

3 Bedrooms

Modern Kitchen & Bathroom

Spacious Dual Aspect Lounge

Driveway Parking

Detached Garage PLUS Store

About The Location

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 Porch

uPVC double glazed porch with uPVC double glazed door and side screen into:

Entrance Hall

A generous space with modern white panel doors to Lounge/Dining Room and Kitchen. Stairs to first floor. Electric radiator.

Kitchen

10' 10" x 9' 2" (3.3m x 2.8m) max

uPVC double glazed window to the rear. Range of modern wall and base units in soft cream with wood effect worktops over incorporating a stainless steel sink. Eye level built-in oven. Induction hob with stainless steel extractor over. Space and plumbing for a washing machine. Space for a fridge freezer. Inset ceiling spotlights. Understairs storage space with consumer unit. Wood effect vinyl flooring. uPVC double glazed door to the garden.

Lounge/Dining Room

23' 7" x 11' 6" (7.2m x 3.5m)

A spacious and dual aspect room with good natural light from the uPVC double glazed windows to the front and rear. Two ceiling lights. Two electric radiators.

First Floor Landing

Modern white panel doors to all bedrooms, bathroom and airing cupboard housing the hot water cylinder. Access to the loft.

Bathroom

Two uPVC double glazed windows to the rear. Modern white suite comprising p-shaped bath with Mira shower over and curved glazed screen. Wall mounted wash-hand basin. Concealed cistern low level WC. Inset ceiling spotlights. Part-tiled walls. Tiled effect vinyl flooring. Heated towel rail.

Bedroom 1

11' 10" x 11' 2" (3.6m x 3.4m)

uPVC double glazed tilt-and-turn window to the front elevation.

Bedroom 2

11' 6" x 11' 2" (3.5m x 3.4m) max into door recess

uPVC double glazed tilt-and-turn window to the rear elevation.

Bedroom 3

8' 10" x 6' 11" (2.7m x 2.1m)

uPVC double glazed tilt-and-turn window to the front elevation.

Exterior

Situated on a generous corner plot, the property benefits from gardens to the front, rear and side. To the front is a wooden fence and gate with an area of lawn and centre path leading to the front porch. The lawn continues to the side where there are established shrubs. A path leads to the rear garden via a pedestrian gate and the parking area, drive and garage. The rear garden is mainly laid to lawn, with raised decking. There is pedestrian access to the garage and access to the store. Steps up lead to the rear of the property. Given the size of the plot there is potential to extend to the side subject to obtaining relevant permissions.

Garage and Parking

19' 8" x 8' 6" (6.0m x 2.6m)

Up and over door with pedestrian door to rear. Power and light. There is parking for 2+ cars.

Additional Information

EPC 'E'

Council Tax Band 'B'

Services – Mains Electric, Mains Drainage

Property Age – Approx 1970s

Tenure – Freehold

Agents Note

Please note, some lenders deem this property as unconventional build (timber frame) - those requiring finance are urged to check with their lender prior to arranging a viewing.

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 Hall & Stairs



Lounge into Dining Room



Kitchen



Kitchen



Bedroom One



Bathroom

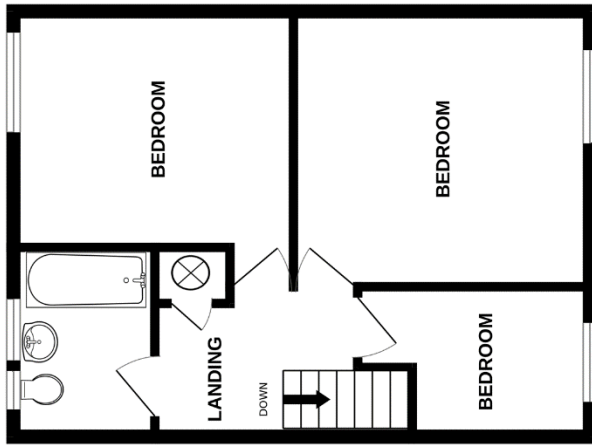


Rear Garden

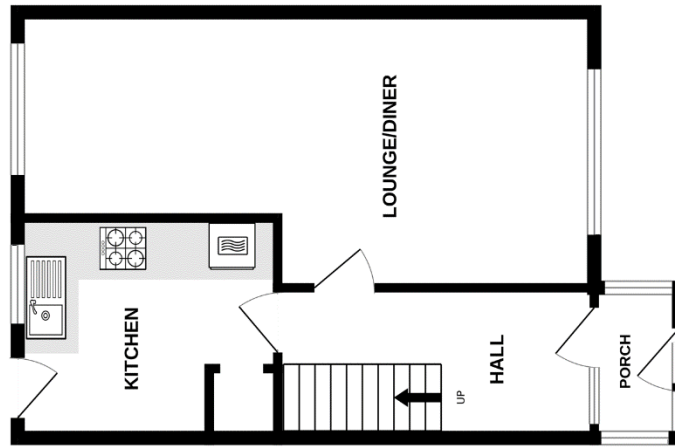
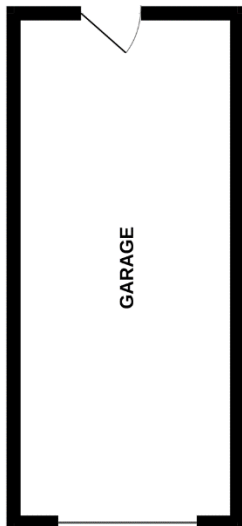


Side Garden

1ST FLOOR



GROUND 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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