



CHAPEL ROAD ROCHE PL26 8JE

VERSATILE CHALET BUNGALOW

For those seeking a versatile non-estate property with superb potential, we highly recommend viewing this detached chalet bungalow. Set on a generous plot in the village of Roche, the village offers excellent amenities and is ideally located for those who require access to the A30.

In brief the property comprises:

Entrance Hall, Lounge, Reception 2/Bedroom 3, Kitchen/Breakfast Room, Bedroom 4/Reception 3, Cloakroom and to the first floor are 2 Double Bedrooms and a Bathroom. The property also benefits from rear garden, driveway parking and garage.

**EARLY VIEWING RECOMMENDED
TO APPRECIATE THE LAYOUT AND POTENTIAL**

Key Features

Versatile Detached
Chalet Bungalow

Modernisation Required

Generous
Living Space

3/4 Bedrooms

Good Size Garden

Garage PLUS
Generous Parking

No Onward Chain

About The Location

Ideally located close to an enviable range of amenities including supermarket, takeaway establishments, community hall, doctors, produce store, pubs/restaurants, 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

uPVC double glazed window and glazed side panel to the entrance hall. Oak doors to all ground floor rooms. Understairs storage cupboard. Central heating radiator. Stairs to first floor.

Lounge

17' 9" x 11' 6" (5.4m x 3.5m)

A spacious room with generous natural light provided by the uPVC double glazed patio doors with views over the garden. Two central heating radiators. Log Burner.

Kitchen/Breakfast Room

15' 1" x 11' 2" (4.6m x 3.4m)

uPVC double glazed windows to both the rear and side elevations. A range of traditional wood wall and base units with wood effect worktops over incorporating a stainless steel sink and drainer. Space and plumbing for dishwasher and washing machine. Additional under counter space for fridge and freezer or tumble dryer. Range cooker with 5 burner gas hob. Built-in pantry cupboard. Wood effect vinyl flooring. Part-tiled walls. Central heating radiator. Door to rear porch.

Rear Porch

uPVC double glazed windows and uPVC double glazed door giving access to the garden.

Cloakroom

5' 7" x 5' 3" (1.7m x 1.6m)

uPVC double glazed window to the side elevation. Low level WC. Vanity unit with wash-hand basin. Cloaks hooks. Part-tiled walls.

Reception 2/Dining Room/Bedroom 3

12' 10" x 11' 2" (3.9m x 3.4m)

uPVC double glazed window to the front elevation. Built-in double storage cupboard with cupboards over. Central heating radiator. Ceiling light.

Reception 3/Bedroom 4/Office

11' 6" x 9' 10" (3.5m x 3.0m)

uPVC double glazed window to the front elevation. Central heating radiator. Ceiling light.

First Floor Landing

A good size L-shaped landing with uPVC double glazed window to the side elevation. Oak doors to bedrooms and bathroom. Access to eaves storage. Central heating radiator. Double built-in airing cupboard.

Bedroom

13' 1" x 10' 2" (4.0m x 3.1m)

uPVC double glazed window to the front elevation providing generous natural light. Central heating radiator.

Bedroom

13' 1" x 10' 2" (4.0m x 3.1m)

uPVC double glazed window with views over the garden. Central heating radiator. Access to eaves storage.

Bathroom

9' 6" x 6' 7" (2.9m x 2.0m)

uPVC double glazed window to side. White suite comprising P-shaped bath with shower over and curved shower screen. Low level WC. Vanity unit with storage incorporating wash-hand basin. Bathroom paneling to majority of walls. Vinyl flooring. Central heating radiator.

Exterior

To the front of the property is a generous area of parking leading to fencing and gate giving access to the garage and entrance to the property. A path to the side gives access to the rear. The rear garden is of generous size with a seating area. From this area there is a pedestrian door leading to the garage and a couple of steps leading to the lawn. At the bottom of the garden there is potential for a vegetable area with shed and room for a greenhouse. Central heating boiler.

Garage and Parking

17' 1" x 9' 2" (5.2m x 2.8m)

Attached to the property with up and over door and pedestrian door to rear. Power and light.

Additional Information

EPC 'E'

Council Tax Band 'C'

Services – Electric, Oil (Central Heating), LPG Gas (Hob) and Mains Drainage

Boiler – 4 years old – annually serviced

Property Age – 1960s

Tenure – Freehold

Oil Tank – To the front

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view, 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.



Lounge



Kitchen



Dining Area



Bedroom Rear



Bathroom



Bedroom Front

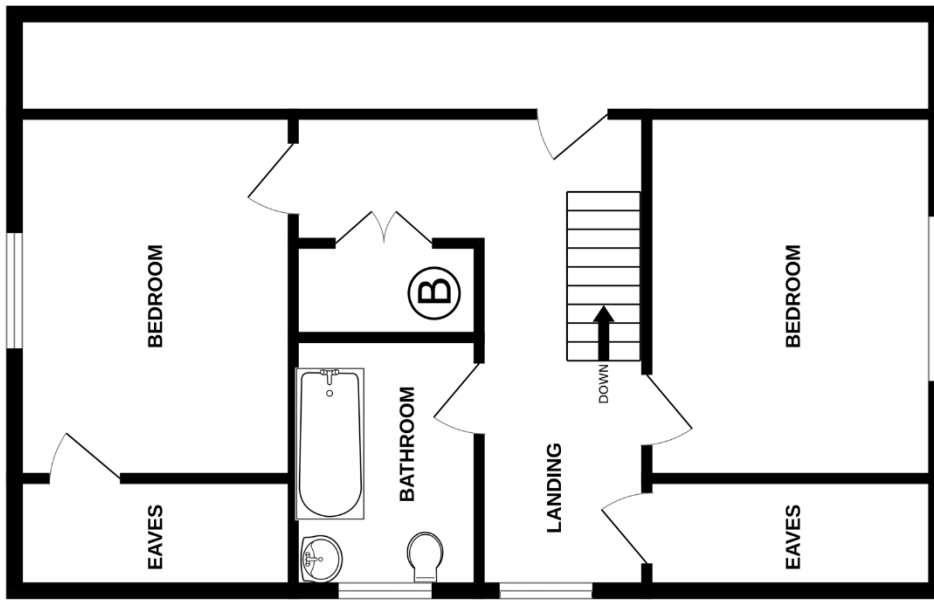


Garden

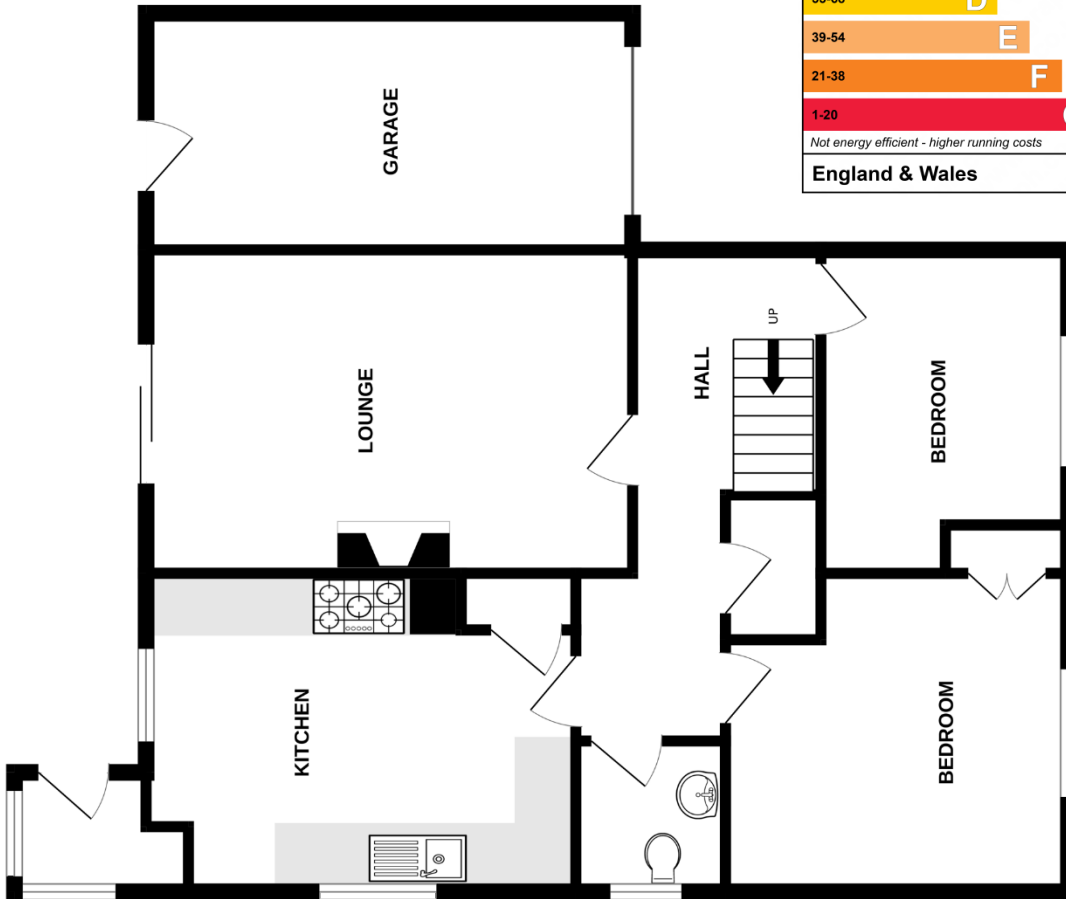


Garden

1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D		
39-54 E	52	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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