



CHAPEL ROAD ROCHE PL26 8JE

DETACHED 3 BEDROOM BUNGALOW

For those seeking an appealing detached bungalow with generous natural light, well-proportioned living space and level garden, we highly recommend viewing this lovely bungalow. Available with no onward chain and located in the popular 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 Porch, Hallway, Lounge, Reception 2, New Kitchen, 3 Bedrooms, Bathroom WC. The property also benefits from level gardens front and rear and parking for 2/3 cars.

EARLY VIEWING RECOMMENDED

Key Features

Detached Bungalow

New Kitchen

3 Double Bedrooms

2 Reception Rooms
PLUS Kitchen

Parking

Front & Rear
Gardens

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 Porch

uPVC double glazed wood effect door with glazed side panel. Wall light. Exposed brickwork. Part-glazed door and side panel into:

Hallway

Generous L-shaped hall with night storage heater. Ceiling lights. Airing cupboard with immersion tank and shelving. Further cloaks/storage cupboard. Door to Reception Room, Bedrooms, Bathroom and WC.

Dining Room/Reception 2

14' 1" x 10' 2" (4.3m x 3.1m)

uPVC double glazed wood effect window to the rear. Night storage heater. Ceiling light. Feature brick arch to kitchen. Part-glazed double doors to:

Lounge

16' 1" x 14' 5" (4.9m x 4.4m)

A dual aspect room with uPVC double glazed wood-effect windows to the front and side. Night storage heater. Slate fireplace with shelving. Ceiling light.

Kitchen

14' 1" x 7' 10" (4.3m x 2.4m) max

New kitchen with a good range of wall, base and pan drawer units in dove grey satin, with marble effect worktops over incorporating a one and a half bowl stainless-steel sink and drainer. Built-in Hotpoint eye level oven and grill and ceramic hob with stainless steel and curved glass extractor over. Space and plumbing for washing machine, space for fridge/freezer, additional space for tumble dryer or fridge. Inset ceiling spotlights. uPVC double glazed wood effect window to the side and door to the garden.

Bedroom 1

12' 10" x 8' 10" (3.9m x 2.7m) max

uPVC double glazed wood effect window to the front elevation. Night storage heater. Built-in wardrobe with storage over. Ceiling light.

Bedroom 2

12' 10" x 8' 10" (3.9m x 2.7m)

uPVC double glazed wood effect window to the front elevation. Night storage heater. Built-in wardrobe with storage over. Ceiling light.

Bedroom 3

11' 10" x 10' 10" (3.6m x 3.3m)

uPVC double glazed wood effect window to the rear. Night storage heater. Built-in triple wardrobe with storage over. Further built-in cupboard.

Bathroom

uPVC double glazed wood effect window to the rear. Corner bath and pedestal wash hand basin. Shower cubicle with Triton shower. Heated towel rail. Part-tiled walls. Wood effect vinyl flooring.

WC

uPVC double glazed wood effect window to the rear. Low level WC and wash hand basin. Part-tiled walls. Wood effect vinyl flooring.

Exterior

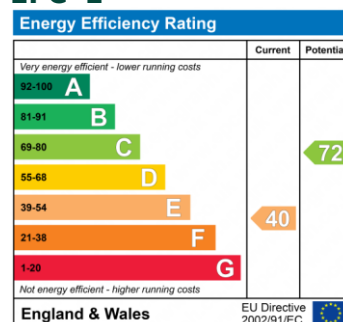
To the front of the property is an area of lawn with shrub borders. A Cornish stone path leads from the parking area to the entrance door and continues to the side giving access via a gate to the rear garden, which is laid to lawn with fence and hedge borders. A curved Cornish stone seating area continues into a path to the rear of the property leading to a pedestrian gate. Outside light.

Parking

Parking to the front for 2/3 cars.

Additional Information

EPC 'E'



Council Tax Band 'C'

Services – Mains Electric, Mains Drainage

What 3 words - ///hothouse.stylists.enormous

Property Age - 1983

Tenure - Freehold

Viewing

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



Lounge



Dining Room



Kitchen



Kitchen



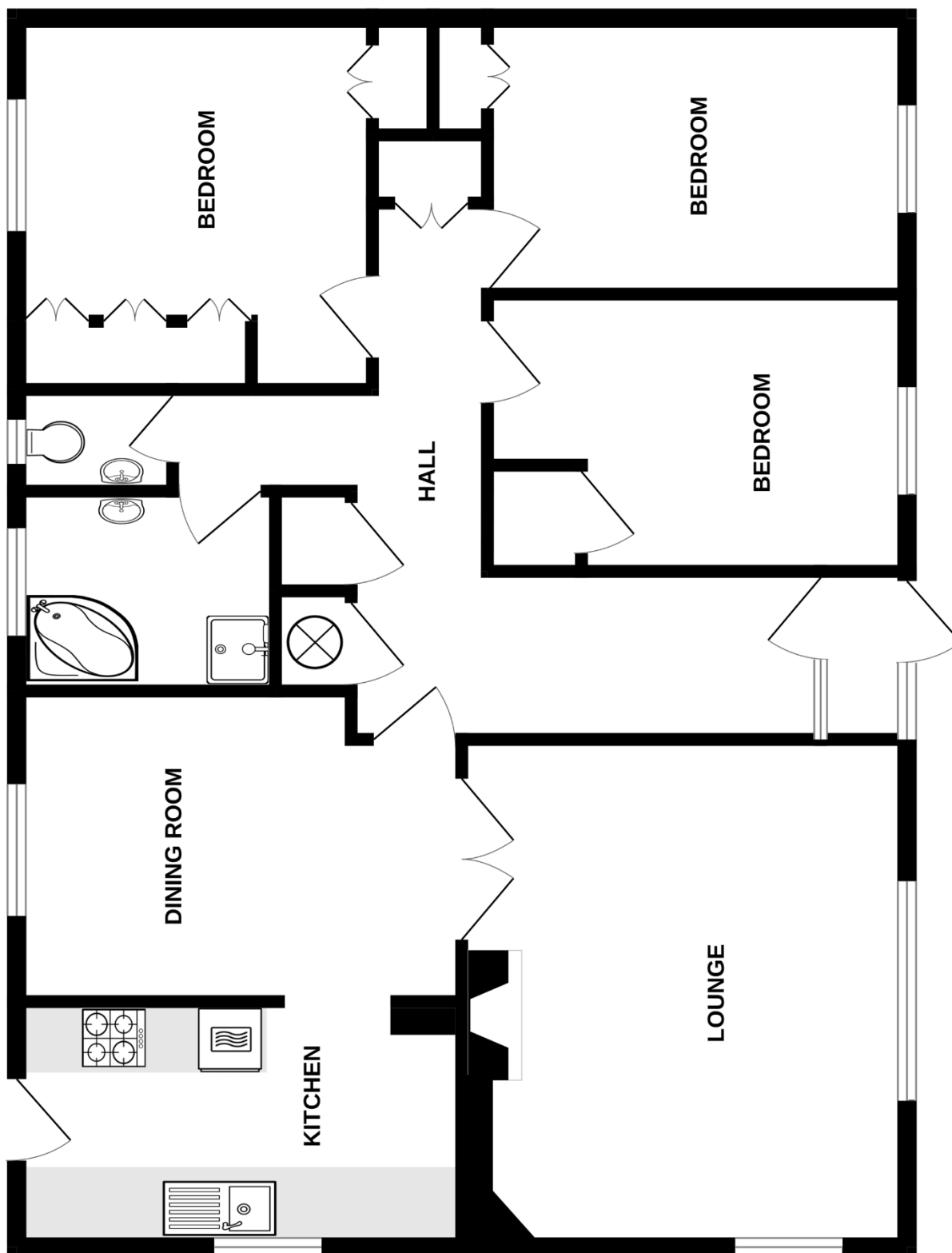
Bedroom 2



Bathroom



Garden



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

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