

CHRIS TAYLOR exp

Chris Taylor Estate Agents are delighted to present this 3 Bed semi detached house, in a popular sought after estate on the outskirts of the village of Roche. The property has a delightful rear garden, being laid to decking and lawn enjoying an immediate outlook onto fields.

The village of Roche has a range of amenities, including Co-op supermarket, Pharmacy, Fish & Chips & Launderette to name a few, the property's location is also excellent for commuting onto the main A30.

EPC-D

Front Entrance

Door to hallway.

Hallway

Door to W/c, Door to lounge which in turn leads through to kitchen/diner and Conservatory. Staircase to 1st floor. Radiator.

WC - 1.78m x 65.07m (5'10" x 213'6")

Close coupled W/c, Pedestal wash hand basin with splashback. Radiator. Patterned glazed window to front.

Lounge

Light and spacious lounge with window to front. Radiator. T.v point. Double doors opening to kitchen/diner.

Kitchen/Diner - 4.44m x 2.44m (14'7" x 8'0")

Plus door to understairs storage cupboard. Fitted with a range of cream fronted base and wall units providing cupboard and draw storage. Fitted oven, Gas hob. Concealed Worcester boiler. Space and plumbing for Washing machine. Fridge/freezer space. Radiator. Double doors opening to conservatory.

Conservatory - 2.46m x 2.36m (8'1" x 7'9")

Excellent additional room, with tiled flooring and full length windows enjoying garden outlook. French doors to side opening to garden.

Landing

Doors off to all 3 bedrooms and bathroom. Door to recessed storage cupboard with radiator. Access hatch to loft ladder which has been boarded out and has a window fitted with inset ceiling spotlights.

Bedroom 1 - 3.89m x 2.46m (12'9" x 8'1")

Window to front. Radiator.

Bedroom 2 - 2.46m x 2.59m (8'1" x 8'6")

Plus recess. Window to rear enjoying garden and adjoining fields outlook. Radiator.

Bedroom 3 - 2.69m x 1.98m (8'10" x 6'6")

Plus door to storage cupboard over the staircase bulkhead. Window to front. Radiator.

Roof space

This is accessed via a loft ladder from the landing but has been boarded out by the current vendor to provide a useful storage space or hobbies area with inset ceiling spotlights and window to side. The area does have sloping ceilings and limited head height.

Garage - 5.56m x 2.49m (18'3" x 8'2")

Metal up and over door.

Outside

To the front is a parking space with pathway to front entrance and pathway to side with gated access.

The rear garden is laid to deck with cornish hedge and flower bed. Expanse of lawn backs directly onto adjoining field for a lovely countryside outlook. Outside tap.

