MAY WHETTER & GROSE

28 DOUGLAS CLOSE, ROCHE, ST AUSTELL PL26 8QE

£190,000

SITUATED JUST A SHORT DISTANCE FROM THE HEART OF THE HISTORIC VILLAGE OF ROCHE AND WITHIN EASY REACH OF THE LOCAL AMENITIES A30, GOSS MOOR TRAIL, BOTH NORTH AND SOUTH COASTS AND LOCATED IN A POPULAR RESIDENTIAL AREA IS THIS FAMILY RESIDENCE WHICH OFFERS AMPLE DRIVEWAY PARKING FOR NUMEROUS VEHICLES AND A GOOD SIZE ENCLOSED REAR GARDEN. INTERNALLY OFFERS ENTRANCE PORCH, KITCHEN, LOUNGE, DINER, TWO BEDROOMS AND FAMILY BATHROOM TO THE FIRST FLOOR AND BENEFITS FROM AIR SOURCE HEATING AND HOT WATER AND SOLAR PV. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSITION.

*** EPC - B ***

Location:
The historic village of Roche offers many day to day amenities including a village store, post office, primary school, village hall, doctor's surgery, chemist, recreation ground, children's play park, church, public house and the historic Roche Rock. Within one mile is Roche railway station which provides links to Newquay and Par while the major towns of Bodmin and St Austell are within around six miles distant and are easily accessible by road.

Directions:
As you enter the village come down to its heart, at the roundabout turn onto Victoria Road. Follow the road along past the health centre and social club on your left hand side. Taking the turn into Rock View Park follow the road along take the right hand turn into Douglas Close and the property will appear on the right hand side as you enter.

Accommodation:
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

From the driveway and slate chipping paved path leads to the front entrance. Outside courtesy lighting. Double glazed door with integral cat flap. Opens through into entrance porch. Tiled flooring. Further double glazed windows to the front with venetian blinds. Insert work storage cabinets. Power socket. Intregral wood glazed panel door up and into inner entrance with louvre door into useful recess storage.

Kitchen:
11'7" x 8'8" (max over work surface) (3.54m x 2.66m (max over work surface))

Comprising a range of pine fronted wall and base units with roll top laminated work surface and splash back, incorporating one and half bowl stainless steel sink and drainer with mixer tap. Further free standing and under unit space for white good appliances. Finished with strip light wood laminated floor covering. Wall mounted radiator. Integral wood glazed panel door opening through into the lounge/diner.

Lounge/Diner:
11'4" x 18'9" (max) (3.46m x 5.72m (max))

Located at the rear of the property and enjoying an outlook over the garden from large double glazed patio doors. Finished with strip wood floor covering. Recess spot lighting. Carpeted stair case to the first floor. Wall mounted radiator.

Landing:
Carpeted flooring to the first floor. Access through to both bedrooms and bathroom. Louvre wood door into airing cupboard housing the water cylinder. Access to the loft.

Bathroom:
5'6" x 8'5" (max) (1.70m x 2.58m (max))

Remodelled and making good use of the space. Comprising of low level WC, hand basin with waterfall mixer tap. Tiled splash back with cabinet above. Panel bath with curved glazed shower screen and shower over with waterfall mixer taps within the bath. Chrome heated towel rail. Recess spot lighting. Obscure double glazed window with venetian blind. Wood effect vinyl bathroom floor covering.

Bedroom:
5'5" x 11'3" (1.66m x 3.44m)

Double glazed window enjoying some far reaching views of the surroundings area with deep display sill beneath. Wood effect laminated floor covering. Radiator.

Bedroom:
8'2" x 10'5" (2.50m x 3.20m)

Located at the rear and enjoying an outlook down over the garden from a double glazed window with fitted venetian blind. Deep display sill. Useful over stairs storage storage cupboards. Louvre wood door into wardrobe. Wall mounted radiator.

Outside:

The property offers driveway parking for approximately three vehicles. The front garden has maturing border of shrubbery and laid to lawn. Latch gate. Power socket to the side.

Access to the rear garden can be gained by the patio doors or from the side access and opens out onto a paved patio area. Further lawn with raised planted borders and enclosed by pillared and strip wood fenced panel. Large timber storage shed.

Agents Notes:
Please note that the solar panels are owned.

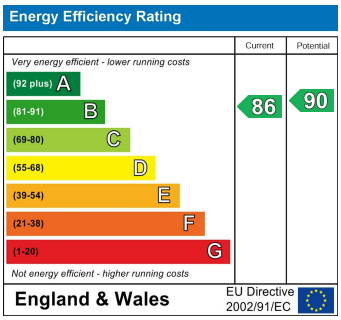
Council Tax Band - A

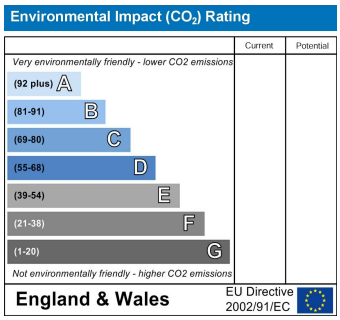
Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

Floor Area:
The floor area measurement is taken from the EPC.

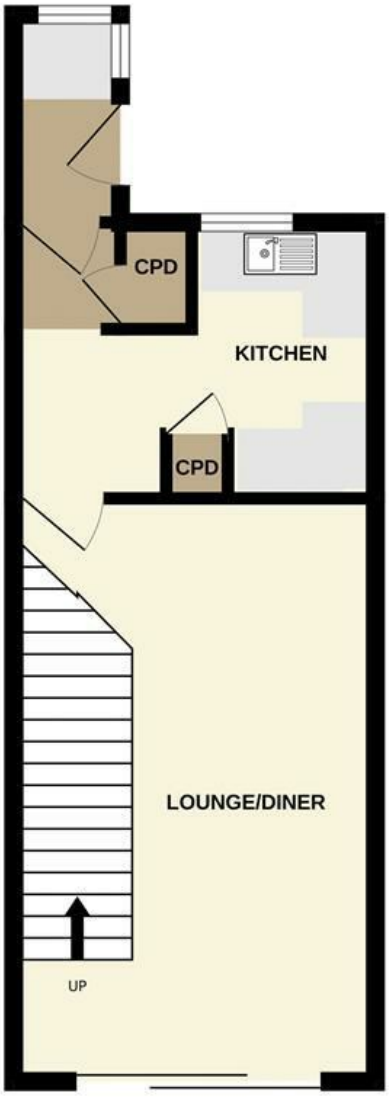
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

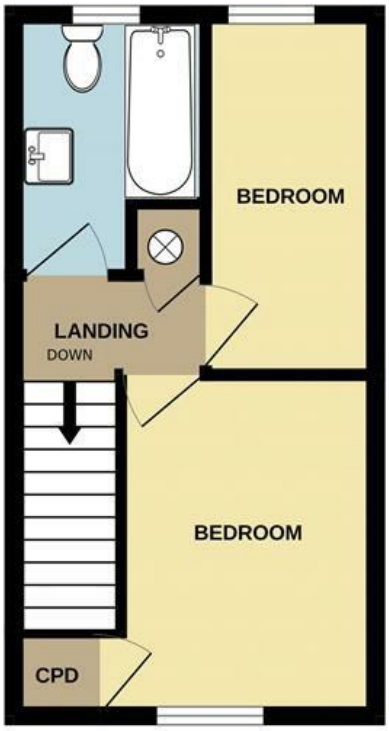




GROUND FLOOR



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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