MAY WHETTER & GROSE

4 ST MICHAELS WAY, ROCHE, PL26 8FG
GUIDE PRICE £325,000



COMING SOON REGISTER YOUR INTEREST
SITUATED ON THE FRINGES OF THE VILLAGE OF ROCHE AND FORMING PART OF A SMALL SELECT DEVELOPMENT OF THREE HOMES BEING BUILT BY LOCAL INDEPENDENT REPUTABLE BUILDER.
ENJOYING SOME FAR REACHING VIEWS IS THIS IMPRESSIVE THREE DOUBLE BEDROOM MID TERRACE FAMILY HOME WHICH BENEFITS FROM ENCLOSED GARDEN AND GARAGE.

SEE AGENTS NOTES AND DEVELOPERS SPECIFICATION

** EPC - AWIATING **





Location:



The properties form part of a small development of three homes at the entrance of the more established St Michaels Way.

Directions:
From Roche come past the Primary School on your left and the cricket club and recreational ground on your right. Taking the next left into St Michaels Way the properties are just on the corner as you enter. The parking and garages are located at the end of the terrace. For sale boards will be erected for convenience

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

Entrance Hall:
7'6" x 3'9" (2.30 x 1.16m)



To the front is a pedestrian pathway leading to the front door with frosted glazed side panel opening through to entrance hall. Hardwearing carpeted flooring and deep recess ideal for shoes and coats. Internal door opens to

Living Room:
12'9" x 18'11" - max due to shape (3.90 x 5.79 - max due to shape)



Double glazed windows to the front and rear. Turning staircase to first floor, with open understairs storage beneath. Door into cloak room WC.



Cloakroom WC:
5'10" x 3'1" (1.78 x 0.94m)



Comprising of WC and hand basin with white gloss storage cupboard beneath. Finished with a pattern effect floor covering.

Kitchen Diner:
25'8" x 10'4" (7.83 x 3.15m)



Wide open arch leads through into the kitchen diner located at the rear. The feeling of space is enhanced by the natural light from the double glazed window to the front and further high level window. To the rear double glazed sliding doors and doorway lead out onto the garden. Thoughtfully designed and laid out offering a good size social family space. The kitchen offers a range of wall and base units with slow closing doors and draws complemented with stone quartz worksurface.











Utility Room:
Through to utility room which will offer matching kitchen and worksurface with space and plumbing for white good appliances.

Landing:



Turning staircase to the landing with access through to the loft. Doors to all three double bedrooms family bathroom and one into airing cupboard.

Bedroom:
8'10" x 12'9" (2.70 x 3.90m)



An outlook up and over towards the cricket club from a double glazed window with radiator beneath. Door into en-suite.

En-suite:
3'10" x 6'7" (1.19 x 2.01m)



Frosted double glazed window. WC and basin with lit

mirror above. Sliding door into shower. Finished with part bevelled edged white gloss tiling and patterned floor covering

Bedroom:
12'9" x 8'10" (3.91 x 2.70m)



The second double bedroom enjoying far reaching views from the double glazed window to the rear with radiator beneath.

Family Bathroom:
6'11" x 6'11" (2.11 x 2.13m)



Similarly finished to the en-suite.

Bedroom:
9'0" x 14'1" (2.76 x 4.30m)



Taken as average due to shape. Double glazed window which looks down out over the countryside. Radiator.

Outside:



The rear has an enclosed garden which can be accessed from the main kitchen/dining area which opens out onto a paved patio and pathway leading down to the side of the garage. The remainder of this generous sized garden will be laid to lawn and enclosed by fence panelling from where you can enjoy further views to Roche Rock.

Garage:
2.78 x 5.41 - max



Up and over door to the front. Pedestrian door to the rear.



Council Tax - TBC

Developers Specifcation:
• Designed to be very energy efficient with very low running costs.
• Mitsubishi Eco friendly Air source heat pump
• 210L Gledhill Unvented water cylinder
• Large P bath with Shower for comfortable showering
• Underfloor Heating on ground floor with Radiators on first floor
• Temperature control states
• 10 Year warranty on windows & doors with energy A rating.
• Parking for 2 cars, charcoal paving to rear and paths.
• Quality shower screens with shower head & hand shower
• Individual design bathroom and fittings by Kartell UK
• Detailed wall tiling
• Quality floor finishes
• Oak doors with brushed nickel Ironmongery
• High quality designer kitchens and worktops, optional stonework tops, upstands
• Hoover Appliances, fridge freezer, single oven, induction hob, 10-year warranty
• Hoover Integral washing machine & dishwasher
• Elica hidden Cooker hood and stainless-steel splash back
• No handles on wall units, push to open catches.
• Low energy Downlights on ground floor
• PIR lighting externally
• Designed cupboard spaces (on some house types).
• High quality premium Cormar carpets
• Timber fencing with turfed lawns.
• Large patio and garden area with car parking and street parking
Peaceful setting on a small and selected development with views over the countryside

Agents Notes:
There will be a management company set up for the 3 homes for the up keep of the parking areas and its surroundings

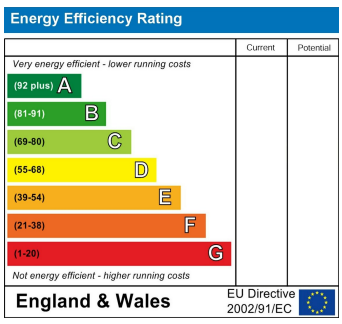
Prices for each No 2 - £285,000 No 4 - £325,000 No 6 - £335,000 for more information contact MWG

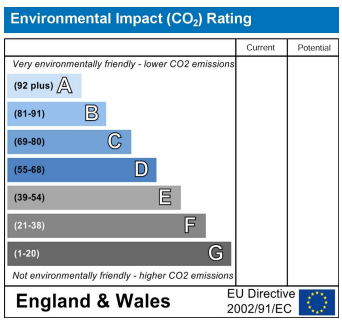
Inside photos shown are from No 6 next door which is finished along with the dimensions.

Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

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

Viewings:
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







1ST FLOOR



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