



Key Features

Allocated Parking for
One Vehicle PLUS
Visitors

Generous Open Plan
Living Space

Modern Kitchen with
Built-In Cooking
Appliances

Communal Gardens

EPC 'C'

TREGARRICK ROAD, ROCHE PL26 8ZJ

TWO BEDROOM, FIRST FLOOR APARTMENT

Jefferys are delighted to present this well presented two bedroom, first floor apartment located in the popular village of Roche, conveniently situated near the A30 and St Austell town.

In brief, the property comprises:- Open Plan Lounge/Kitchen/Diner, Inner Hallway, Two Bedrooms and Generous Sized Bathroom. The property also benefits from communal gardens together with one allocated parking space, and two spaces available for visitors.

Viewing Highly Recommended
**** Video Tour Available ****

Price: £850pcm

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Access to the property gained via the communal door beside the carpark, turn right where you will find steps up to the apartment entrance.

Open Plan Lounge/Kitchen/Diner

17'11" x 14'2" (5.47m x 4.31m)

Grey composite front door with obscure glass pane. uPVC double glazed French doors with Juliet balcony to rear elevation. uPVC double glazed windows to front elevation. Wood flooring and black ribbed mat well. Walls painted white. Pendant light fitting and ceiling spotlights. Intercom system.

Kitchen

A range of wall, base and drawer grey fronted units with grey worktop over. Built-in washing machine. Built-in Lamona hob and oven. Extractor hood. Stainless steel sink with drainer.

Hallway

8'2" x 8'0" (2.49m x 2.43m) Max.

Grey wood effect flooring. Walls painted white. Pendant light fitting. Generous storage cupboard housing water tank.

Bathroom

10'3" x 5'7" (3.13m x 1.71m)

uPVC double glazed obscure window to side elevation. Grey tile effect flooring. Walls part painted white and part panelled. Ceiling spotlights. Electric towel rail. Low level flush WC. Ceramic, pedestal wash hand basin. Panelled bath with electric shower over.

Bedroom One

13'6" x 10'5" (4.11m x 3.18m)

uPVC double glazed window to rear elevation. Grey wood effect flooring. Walls painted white. Pendant light fitting. Mirrored, double wardrobe.

Bedroom Two

8'5" x 8'0" (2.56m x 2.44m) Max.

uPVC double glazed window to rear elevation. Grey wood effect flooring. Walls painted white. Pendant light fitting.

Exterior

The property benefits from one allocated parking space for the occupier of the apartment, together with two visitor spaces available.

There is a generous gravelled garden available for use by the occupiers of all the apartments.

A washer/dryer room can also be found in the communal area, should you wish to make use of this.

Additional Information

EPC 'C'

Council Tax Band 'A'

Services – Mains Electric, Mains Water and Drainage

Rent

£850pcm

Deposit

£980

Tenure

6 Month Assured Shorthold Tenancy – Available for Long Term Let

Viewings

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the St Austell office on **01726 73483**.

Please note, you will be asked to complete an application form prior to being offered a viewing.



Front Elevation



Access



Open Plan Living Space



Open Plan Living Space



Kitchen



Bathroom



Bedroom One



Bedroom Two

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



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.