



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



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'

ACCOMMODATION COMPRISSES:

(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



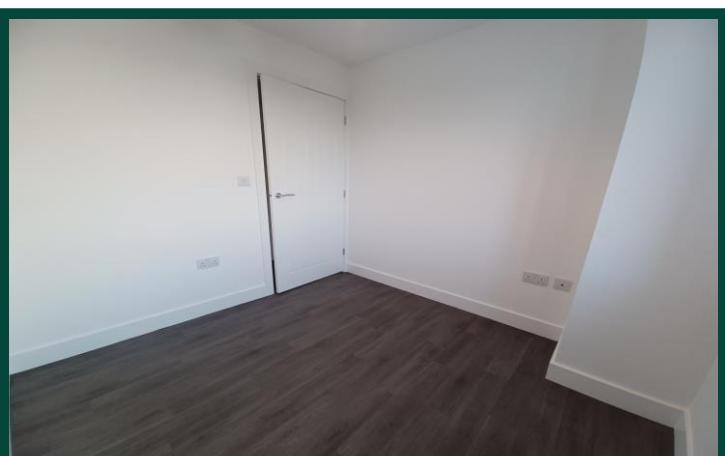
Kitchen



Bathroom



Bedroom One



Bedroom Two

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