



Trezaise Road

Roche

St. Austell

PL26 8HB

**Offers In The Region Of
£170,000**

- NO ONWARD CHAIN
- TWO WELL-PROPORTIONED BEDROOMS
- EXPANSIVE LOUNGE
- WELL-EQUIPPED KITCHEN
- PERFECT FIRST HOME
- COSMETIC MODERNISATION REQUIRED
- IDEAL INVESTMENT
- EXPECTED RENTAL INCOME OF £950PCM
- RENTAL YIELD OF 6.7%
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**
Part of Smart Property Group

Tenure - Freehold

Council Tax Band - A

Floor Area 675.00 sq ft



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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this charming two-bedroom mid-terrace home to the market. Nestled within a popular and well-established residential area, this property enjoys a highly convenient location, with a wide range of local amenities, schools and transport links all within easy walking distance. Excellent access to the A30 also makes it an ideal choice for commuters travelling across Cornwall and beyond.

Offering well-balanced accommodation throughout, this attractive home is perfectly suited to a variety of purchasers. Whether you are a first-time buyer looking to take your first exciting step onto the property ladder, a downsizer seeking a low-maintenance home, or an investor looking to expand an existing portfolio, this property represents an excellent opportunity. With an anticipated rental income of approximately £950 per calendar month, it offers strong investment potential as well as comfortable day-to-day living.

Upon entering, you are welcomed by a bright and inviting entrance hallway, setting the tone for the accommodation beyond. The spacious lounge/dining room is flooded with natural light, creating a warm and welcoming environment that is equally suited to relaxing with family or entertaining guests. Offering ample space for both comfortable seating and a dining table, this versatile reception room forms the heart of the home. The well-appointed kitchen is fitted with a range of wall and base units, providing generous worktop space and practical storage, making it perfectly equipped for everyday cooking and meal preparation.

The first floor comprises two well-proportioned bedrooms, each offering comfortable accommodation with plenty of natural light. These versatile rooms can easily cater to a range of lifestyles, whether utilised as spacious bedrooms, a home office or a nursery. Completing the accommodation is the family bathroom.

Externally, the property enjoys both front and rear gardens, providing valuable outdoor space to be enjoyed throughout the year. The rear garden offers a private setting, ideal for al fresco dining, summer barbecues, gardening enthusiasts or simply relaxing with a morning coffee. The front garden further enhances the property's kerb appeal and creates a welcoming first impression.

Residents also benefit from access to a communal parking area, available on a first come, first served basis.

The property is connected to mains water, electricity and drainage and falls within Council Tax Band A.

LOCATION

The popular village of Roche offers an excellent range of everyday amenities, making it an ideal location for families, professionals and retirees alike. Within the village are a primary school, convenience stores, a post office, pharmacy, public house and church, ensuring day-to-day essentials are all close at hand. The nearby town of St Austell is just a short drive away, providing a wider selection of shopping, leisure and recreational facilities, including supermarkets, restaurants, a leisure centre and bowling alley.

Steeped in local history, Roche takes its name from the impressive granite outcrop known as Roche Rock, which rises approximately 20 metres above the surrounding landscape. At its summit sit the striking ruins of a historic chapel, creating one of Cornwall's most recognisable landmarks and offering far-reaching views across the county.

Ideally positioned for commuters, Roche benefits from excellent transport connections, with easy access to the A30 providing convenient routes across Cornwall and beyond. The village combines the charm of a thriving rural community with superb accessibility, making it a highly desirable place to call home.

THE ACCOMMODATION COMPRISES

(All measurements are approximate and can be found within the floorplan)

ENTRANCE HALLWAY

Please keep same format but spell and grammar check - uPVC double glazed door. Skimmed ceiling. Smoke alarm. Consumer unit. Understairs storage cupboard. Electric heater. Multiple plug sockets. Skirting. Vinyl flooring.

LOUNGE/DINER

Exposed beams. Dual-aspect double-glazed windows. Fireplace with a fully functional log burner. Two electric heaters. Television point. Multiple plug sockets. Skirting. Vinyl flooring.

KITCHEN

Skimmed ceiling. Double-glazed window to the rear aspect. A range of fitted wall and base storage cupboards and drawers. Space for an electric oven. Splashback tiling. Stainless steel sink. Space for a dishwasher and fridge-freezer. Multiple plug sockets. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Access to a partially boarded loft space. Smoke alarm. Electric heater. Skirting. Carpeted flooring. Doors leading to:

BEDROOM ONE

Coving. Double-glazed window to the front aspect. Three built-in storage cupboards. Electric heater. Multiple plug sockets. Skirting. Laminate flooring.

BATHROOM

Skimmed ceiling. Extractor fan. Frosted double-glazed window to the rear aspect. Splashback tiling. Electric shower over the bath. Wash basin with mixer tap. W.C. Skirting. Vinyl flooring.

BEDROOM TWO

Coving. Skimmed ceiling. Double-glazed window to the rear aspect. Electric heater. Multiple plug sockets. Skirting. Laminate flooring.

EXTERNALLY

GARDEN

Externally, the property enjoys both front and rear gardens, providing valuable outdoor space to be enjoyed throughout the year. The rear garden offers a private setting, ideal for al fresco dining, summer barbecues, gardening enthusiasts or simply relaxing with a morning coffee. The front garden further enhances the property's kerb appeal and creates a welcoming first impression.

PARKING

Residents also benefit from access to a communal parking area, available on a first come, first served basis.

SERVICES

The property is connected to mains water, electricity and drainage and falls within Council Tax Band A.

AGENTS NOTE

Please note an EPC has been instructed and will be added to the advert upon its receipt.

MATERIAL INFORMATION

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: A

EPC rating: Survey Instructed



The building

Mid-terrace house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Double glazing and wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 good, Vodafone great, Three good, EE ok

Parking: Communal and On Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (CL125909):

- There is a standard legal restriction which means that if the property is owned by more than one person, a single owner cannot sell it or handle the sale money alone. This is a common safeguard to protect the interests of all owners.

- The property is subject to restrictive covenants (legal promises not to do certain things) mentioned in the 1997 document. These are common in former council properties and typically include rules such as not using the house for business purposes or not keeping certain types of animals.

- The current owners have also signed an 'indemnity covenant', which is a legal promise to follow the rules set out in the original 1997 document and to protect the previous owner from any costs if those rules are broken.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below
To Arrange A Valuation

Here To Help

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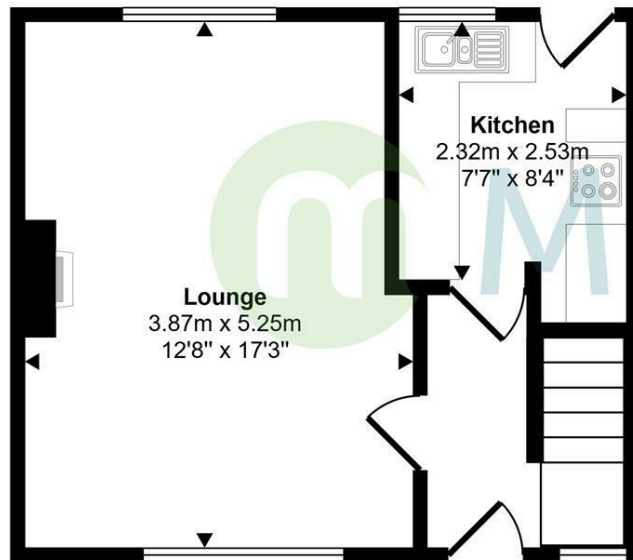
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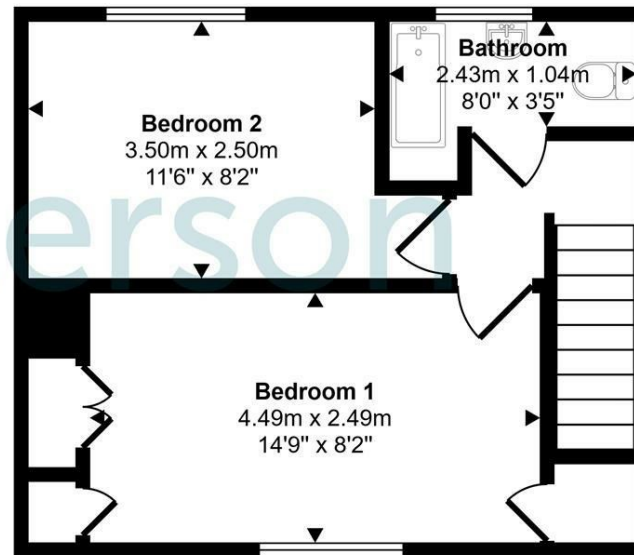
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Approx Gross Internal Area
63 sq m / 675 sq ft



Ground Floor

Approx 31 sq m / 337 sq ft



First Floor

Approx 31 sq m / 339 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC