



3, Rock View Parc



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Roche, St Austell, Cornwall PL26 8QA

A30(T) 1.5 miles St Austell 6 miles Bodmin Parkway Railway Station 9 miles

A superbly presented up to five-bedroom bungalow, garage and garden with good links to the A30(T)

- Hall
- Well-equipped Kitchen & Dining Room
- Utility Room
- Well Proportioned Living Room
- 2nd Reception/4th Bedroom
- Study/5th Bedroom
- 3 Other Bedrooms, Bathroom & Cloakroom
- Well Fenced and Walled Garden
- Garage & Off Road Parking for Several Vehicles
- Freehold, Council Tax D

Guide Price £395,000

SITUATION

The village of Roche has benefitted tremendously by the recent relief road by-pass and presents a village with a thriving community which includes a social hall, primary school, health care centre, Co-op, post office, fish and chip shop, hairdressers, football and cricket clubs and so forth.

There is a junction at the Victoria interchange on the A30(T) about a mile and a half to the north, and Bodmin Parkway Railway Station is about 9 miles to the east. The town of St Austell is about 6 miles to the south and Bodmin, being the former county town of Cornwall, is about 8 miles to the north-east.

BRIEF DESCRIPTION

The approach to 3 Rock View Parc is via a pedestrian gate with pathway leading down through a lawn garden to the front door or, from multiple off road parking adjacent to the garage from which there is a pedestrian path, which also leads around to the front door.

The accommodation to the bungalow is spacious and well-presented throughout as demonstrated by the photographs and will appeal to purchasers looking for a well-positioned and presented property with three good bedrooms, two receptions and a study, or a property with five bedrooms. There is therefore a great deal of flexibility with the accommodation.



THE ACCOMMODATION

A part opaque glazed and patterned front door with opaque side light opens to an Entrance Hall with three double Coats and Storage Cupboards and off which there are doors to all rooms.

The Kitchen and Dining Room is a delightful room with an extensive range of matching Shaker style base and eye level modern kitchen units with rolled Quartz worktop surfaces to splashback tiling and incorporating under-mounted sink unit with vegetable bowl and mixer tap, integral dishwasher, 4-ring induction hob with extractor hood over, built-in fan assisted oven and separate oven and grill, space for American style refrigerator freezer, breakfast bar and two picture windows.

From the Kitchen a part opaque glazed and patterned door opens to a Rear Enclosed Porch with triple aspect and flowerpot shelving.

Off the Hall is a Utility Room with stainless steel single drainer sink unit with double cupboard under and matching eye level double cupboard over, space and plumbing for washing machine and tumble dryer and double louvre doors to Airing Cupboard.

There is a fine well-proportioned Living Room with modern inset wood-burner and double aspect - including wide double-glazed sliding doors to an outside Decked Seating Area.

There are three good Double Bedrooms, each with full height fitted bedroom furniture with sliding wardrobe doors as well as a second Reception Room/Bedroom 4 and a Study/Bedroom 5. Complementing the bedrooms is a fine modern Bathroom including panelled side filling bath, walk-in shower with rainshower and handheld shower, close coupled wc, modern vanity basin and bathroom furniture with worktops Adjacent, a separate Cloakroom.

THE ATTACHED GARAGE

Attached is a Garage/Workshop with up and over metal door, interior water tap, workbench, storage cupboards and power and lighting.

THE GARDEN

The garden with 3 Rock View Parc lies mainly to the north and west of the bungalow and comprises open areas of lawn with shrub and good wall and fenced borders.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From the Co-op in the centre of the village, take Victoria Road towards Victoria. Pass Roche Victory Hall and Social Club and The Clays Area Health Centre and the entrance to Rock View Parc will be seen on the right-hand side after about a further 100 yards. Drive down the hill and number 3 will be seen on the left-hand side adjacent to the entrance to Treburdon Drive after about 50 yards.

SERVICES

Mains water, electricity and drainage connected. LPG central heating.

Broadband: Standard and Superfast available (Ofcom). Mobile telephone: 02 good outdoor and in home; EE and Vodaphone good outdoor and variable in home; Three good outdoor (Ofcom).

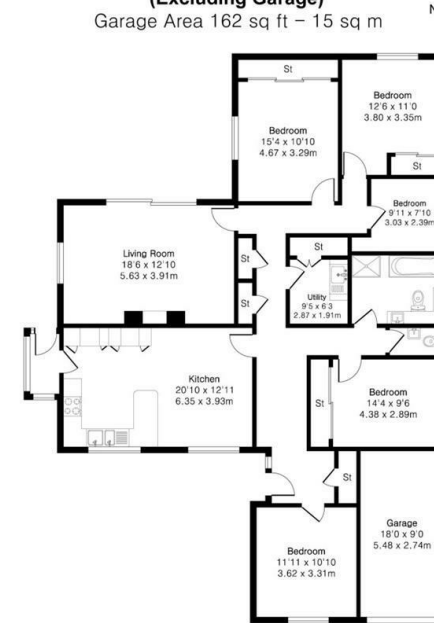


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Approximate Gross Internal Area 1637 sq ft - 152 sq m
(Excluding Garage)

Garage Area 162 sq ft - 15 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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	46	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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