



MAY WHETTER & GROSE

14 CHURCHTOWN CLOSE, ROCHE, PL26 8FQ
FIXED PRICE £58,500



*** A SECTION 106 AFFORDABLE HOME ***

SITUATED IN THE POPULAR HISTORIC VILLAGE OF ROCHE, A SHORT WALK TO LOCAL AMENITIES AND EASY ACCESS OF THE A30 AND THE GOSS MOOR SCENIC WALKING TRAILS IDEALLY POSITIONED BETWEEN BOTH THE SOUTH AND NORTH COAST. LOCATED ON THE TOP FLOOR WITHIN THIS PURPOSE BUILT APARTMENT BLOCK, OPEN PLAN LIVING AREA WITH JULIET BALCONY, DOUBLE BEDROOM, BATHROOM AND ALLOCATED PARKING WITHIN THE COMMUNAL AREAS. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS POSITION.

** PLEASE SEE AGENTS NOTES AND CORNWALL COUNCIL CRITERIA **

** EPC - C **



Location:

The historic village of Roche offers many day to day amenities including a village store, post office, primary school, village hall, doctor's surgery, chemist, recreation ground, children's play park, church, public house and the historic Roche Rock. Within one mile is Roche railway station which provides links to Newquay and Par while the major towns of Bodmin and St Austell are within around six miles distant and are easily accessible by road.

Directions:

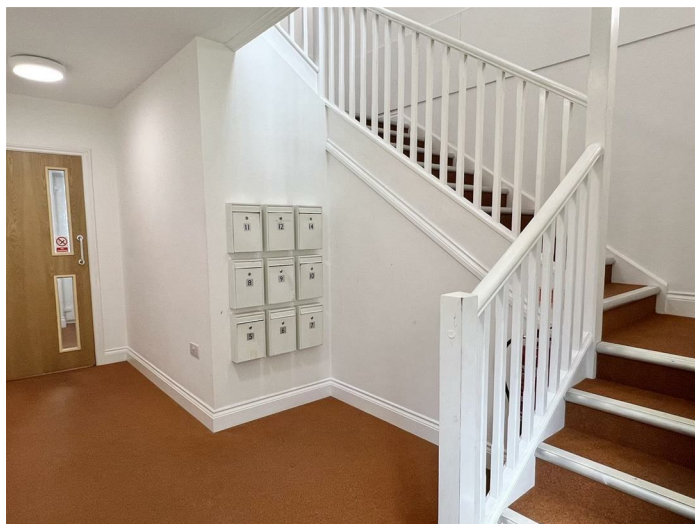
Enter the village of Roche from Trezaise Road. just past the recreational ground and children's play park on the right take the 2nd exit at the min roundabout heading towards Bugle. Just past the primary school on your left take the turning sign posted St Michaels Way, continue through St Michaels Way until you come to Churchtown Close, take the left hand turning and the apartment block can be found on your left hand side.

Accommodation:

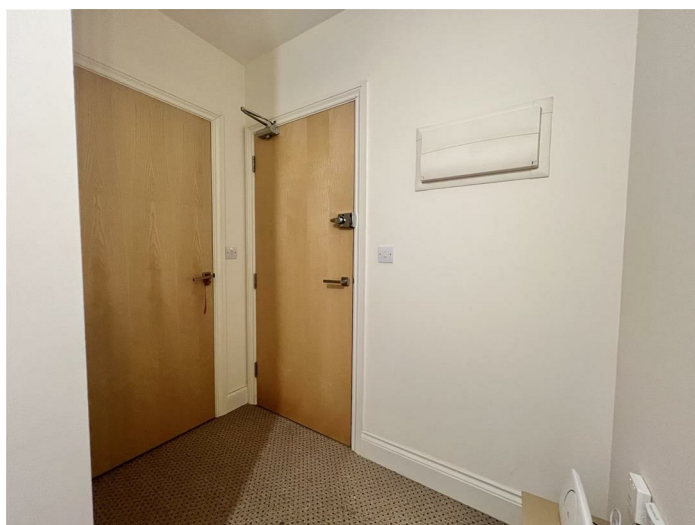
All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.



From the communal parking area there is a covered front entrance with double power sockets to the side. Communal staircase leads and turns to the top floor giving access to the three apartments.

**Entrance Hall:**

The main entrance to the apartment opens through into entrance hall where there is low level power point and telephone. Electric wall mounted radiator with heating control for the apartment. Access to the loft area. Storage cupboard with slated shelving.



Bedroom:

7'5" x 10'11" (max) (2.27m x 3.34m (max))



Two velux windows. Wall mounted electric heater. Three double wall mounted sockets. Tv and telephone point.

Bathroom:

6'9" x 6'1" (max) (2.07m x 1.87m (max))



Low level WC, hand basin and panel bath with shower screen and electric shower over. Part tiled wall surround with decorative border. Electric heated towel rail. Finished with pattern floor covering. Two velux windows.

Open Plan Living Area:

19'0" x 16'9" into low recess (max) (5.81m x 5.13m into low recess (max))



Offering a great deal of natural light from four velux windows and the benefit of double glazed doors opening onto the Juliet balcony. The kitchen comprises a range of light fronted wall and base units complimented with roll top laminated work surfaces. Tiled splashback. Stainless steel sink and drainer with mixer tap. Integral four ring electric hob with hidden extractor over and oven beneath. Integrated washing machine. Free standing space for further white good appliances. Tucked into the corner is a low level door opening through into low level eaves storage.



Withing the main living area is carpeted flooring and electric wall mounted heater. Three double wall mounted power sockets. Tv and telephone point. Entry phone system.



Outside:



The purpose built apartment block is within a popular residential area. Brick paved allocated parking for the property plus visitors. Communal bin stores and open green areas. See agents notes.

Agents Notes:

Leasehold - 999 Year.

Service Charge £1260 per annum

Ground Rent - £200 per annum

Cornwall Council Criteria:

Eligibility: We would be looking to prioritise someone with an Area Local Connection to Roche.

- Current residency/permanent employment of 16 + hours per week for 3 + years

OR

- Former residency of 5 + years

OR

- Close family member

(Mother/Father/Sister/Brother/Son/Daughter) where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis



After 14 days of marketing we can consider those who have a local connection to the adjoining parishes of St Wenn, Withiel, Lanivet, Luxulyan, Treverbyn, St Stephen in Brannel, St Dennis and St Columb Major.

After 28 days of marketing we can consider those with a Local Connection to Cornwall (i.e. all other parishes/towns outside of the primary and secondary areas) – please ask us for details. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse should the local connection cascade to Cornwall be triggered.

Here is a map of the parish boundaries for your reference.

In addition the applicant will need to:

- Be in Housing Need – i.e. living with family/renting and otherwise unable to afford a home on the open market
- Have a maximum household income of £80,000
- Have a minimum 10% deposit (or 5% with relevant AIP)
- Have a recent AIP from a s.106 lender (Nationwide/Halifax/Leeds/Santander/TSB/Skipton being the main ones we are aware of)
- Have viewed and offered on the property

Council Tax Band - A

Floor Area:

The floor area measurement is taken from the EPC.

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage> / <https://www.ofcom.org.uk/mobile-coverage-checker>

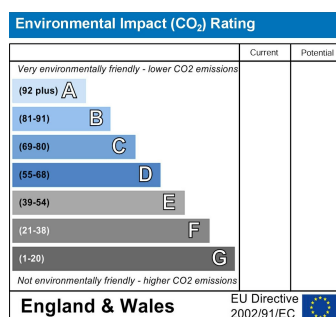
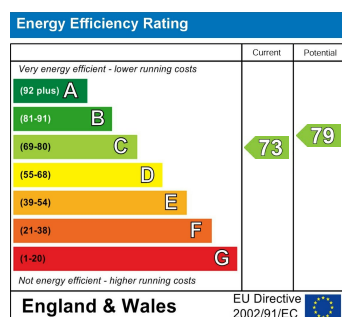
Services:

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

Viewing:

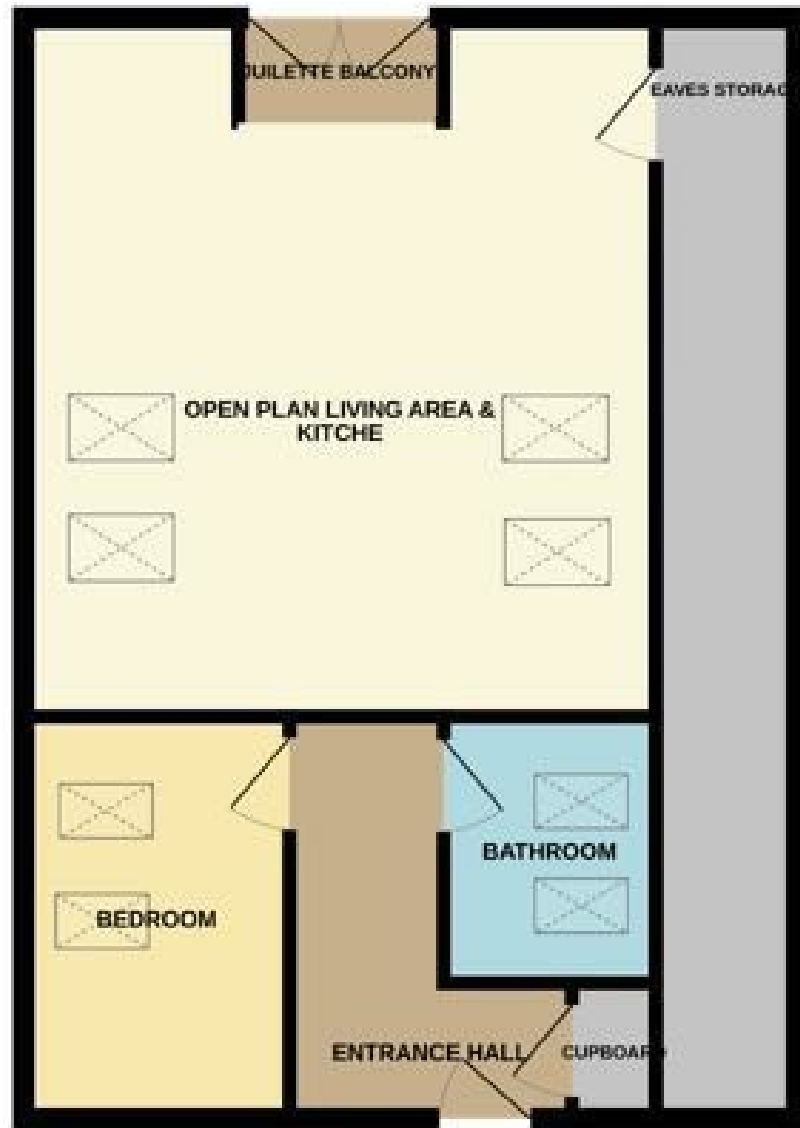
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: sales@maywhetter.co.uk





632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA - 632 sq.ft. (58.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Messrs May, Whetter & Grose

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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