MAY WHETTER & GROSE

8 FIRSLEIGH PARK, ROCHE, ST AUSTELL, PL26 8JN
£185,000

** OFFERED WITH NO ONWARD CHAIN **
A SHORT WALK TO THE HEART OF THE VILLAGE AND CONVENIENTLY PLACED FOR EASY ACCESS TO THE A30. SITUATED ON A WELL KNOWN RESIDENTIAL AREA IS THIS END OF TERRACE THREE BEDROOM CAREY HOME REQUIRING UPDATING THROUGHOUT OFFERING GREAT SCOPE AND POTENTIAL. ELECTRIC CEILING HEATING. A SMALL OPENED LAWNED GARDEN TO THE FRONT WITH A GENEROUS SIZED LOW MAINTENANCE PAVED GARDEN TO THE REAR AND FURTHER ENCLOSED GARDEN TO THE SIDE.. DRIVEWAY PARKING AND GARAGE. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS CONVENIENT POSITION. SCOPE AND POTENTIAL **SEE AGENTS NOTES **

*** EPC - F ***

Location:
Roche is a popular village situated 6 miles North of St Austell and within 1½ miles of the main A30, giving access towards the Cathedral City of Truro approximately 20 miles away. There are local shops, amenities, a school, sporting facilities, train station (Newquay to Par Branch line with connection to the mainline) and a Doctors Surgery all within a few minutes walk from the property. There are many fine walks to be enjoyed in the vicinity on the Goss Moor trail and both the Eden Project and Lost Gardens of Heligan are only a short drive away, as is St Austell town centre. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. Centrally located between the north and south coast, the town of Fowey and Padstow are approximately 13 miles away both are well known for their restaurants and coastal walks. Newquay airport is located approximately 8 miles with destinations across the UK, mainland Europe and Ireland.

Directions:

As you come into the village of Roche head out onto Victoria Road past the social club and health centre on your left. Taking the next right hand turn into Firsleigh Park. Follow the road down for approximately 100 yards and the rear of the property will be set back onto the right hand side. A board will be erected for convenience.

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

From the rear of the property where the garage and parking is located an obscured part double glazed door with window and further window to the side opens into the kitchen.

Kitchen:
9'1" x 10'9" (2.79m x 3.28m)

Comprising of a range of light beach wood effect bevelled edged wall and base units complimented with roll top darkened laminated work surfaces incorporates a circular stainless steel sink and drainer with mixer tap. Four ring electric hob with stainless steel backdrop and extractor over. Integrated oven. Part tiled walls. Further under unit and free standing space for white good appliances. Finished with strip wood laminated floor covering.

Entrance Hall:

Door into the entrance hall from kitchen. Open treaded staircase with open storage area beneath. Door through into lounge diner. Connection point for night storage heater. Obscure glazed panel door into entrance porch.

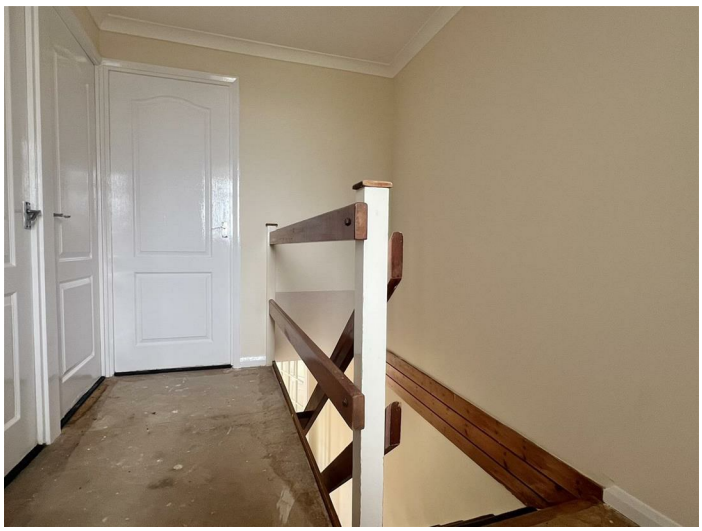
Entrance Porch:
4'1" x 6'3" (1.25m x 1.91m)

Part obscure double glazed door to front of the property. High level window looking out onto the communal area.

Lounge Diner:
11'4" narrowing to 8'3" x 23'6" (3.47m narrowing to 2.53m x 7.17m)

A dual aspect from two double glazed windows one to the front and one to the rear. Finished with a cream wall surround. Ceiling and wall lighting.

First Floor Landing:



Staircase to the first floor landing with doors to all

three bedrooms and bathroom. Door into airing cupboard housing the water cylinder and slated shelving. Access to the loft with loft ladder.

Bathroom:
5'6" x 7'9" (max over bath) (1.69m x 2.37m (max over bath))

Obscure double glazed windows. Comprising of a low level WC, wash handbasin and bath. Part tiled wall surround with decorative boarder. Electric wall mounted heater. Strip wood effect floor covering.

Bedroom:
9'9" x 11'7" (max) (2.99m x 3.54m (max))

Double glazed window with some far reaching countryside glimpses and outlook onto the driveway.

Bedroom:
11'10" x 11'1" (3.61m x 3.38m)

Double glazed window to front with an outlook over the communal area.

Bedroom:
8'11" x 6'7" (max with overstairs bulkhead) (2.74m x 2.01m (max with overstairs bulkhead))

Enjoying a similar outlook from the previous bedroom with a double glazed window to front. Raised bulkhead.

Outside:

To the front there is a communal area with pathway and open lawned garden.

To the rear there is off road parking for numerous vehicles with a linked detached garage. From the driveway it widens into an open paved area enclosed by some shrubbery, low dwarf wall and fence panelling.

A gateway leads to an enclosed side garden offering a blank canvas for a keen arboriculturist with high level wall surround and latch gate leading to the front.

Garage:
Up and over door to the front. Double glazed window to the side.

Agents Notes:
Please check with your mortgage lender - this is a carey home style of construction.

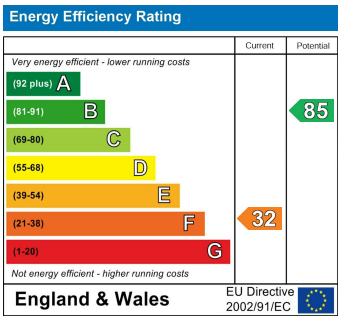
Council Tax Band - B

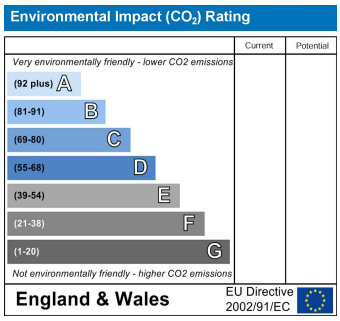
Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Floor Area:
The floor area measurement is taken from the EPC.

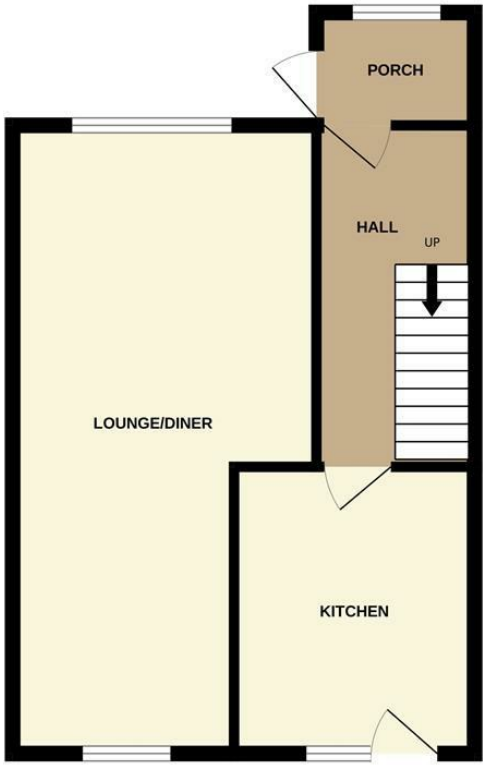
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Broadband and Mobile Coverage:
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

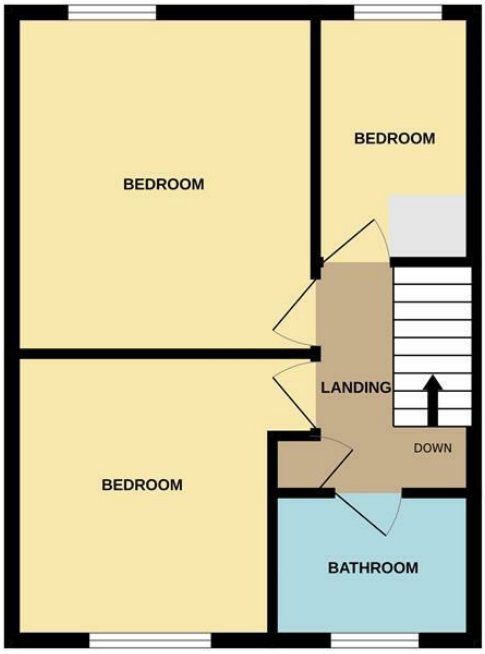




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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