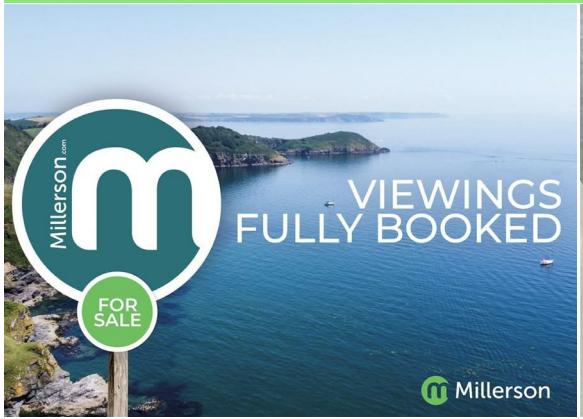


Harmony Road  
Roche  
St. Austell  
PL26 8ET

Guide Price £175,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- PERFECT FIRST HOME
- GREAT LINKS TO THE A30
- OFF ROAD PARKING AVAILABLE
- EXPANSIVE REAR GARDEN
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- COUNCIL TAX BAND B
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



**m** Millerson  
millerson.com

**Tenure - Freehold**

**Council Tax Band - B**

**Floor Area - 904.16 sq ft**



**3**



**1**



**2**



**E49**

#### **PROPERTY DESCRIPTION**

Millerson Estate Agents are thrilled to present to the market this deceptively spacious and beautifully presented three-bedroom semi-detached home, ideally located on the fringes of the ever-popular and well-connected town of Roche. Perfectly suited to first-time buyers, growing families, or savvy investors alike.

As you step inside, you're welcomed by a bright and airy entrance hallway. The spacious lounge provides an inviting retreat with ample room for relaxing and entertaining, while large windows allow natural light to pour in, creating a warm and homely atmosphere. The well-appointed kitchen is equipped with a range of storage units and workspace, making it both practical and functional for busy everyday living. Adjacent to this is a separate dining room, perfect for family mealtimes or hosting guests, while a handy utility area and convenient downstairs W.C. add to the home's everyday practicality.

Upstairs, the property continues to impress with three generously sized bedrooms, each offering plenty of space for furniture and personalisation. The family bathroom is well-positioned to serve all rooms, completing the upper.

Step outside and you'll find one of this home's standout features – a superbly sized, level rear garden that provides the perfect outdoor haven for families, children, pets, or simply enjoying a summer barbecue. Whether you're green-fingered or simply want space to unwind, this garden ticks all the boxes. To the front, the property also benefits from off-road parking, a rare and highly desirable feature.

Additional benefits include connection to mains water, electricity, and drainage, as well as oil-fired central heating. The property falls within Council Tax Band B.

#### **LOCATION**

The rural village of Roche enjoys a wide range of local amenities including a primary school, public house, church, convenience stores, post office and pharmacy and is only a short drive from St Austell. Roche gets its name from a twenty metre high granite outcrop to the east of the village where the ruins of a former chapel can still be found at the summit. There is excellent access to the surrounding areas including the A30 and the town of St Austell which offers a comprehensive range of shops, entertainment and sporting facilities including a leisure centre and bowling alley.

#### **THE ACCOMMODATION COMPRISES**

(All dimensions are approximate)

#### **ENTRANCE HALLWAY**

uPVC double glazed door. Consumer unit. Thermostat. Skirting. Carpeted flooring. Doors leading into:

#### **LOUNGE**

Coving. Dual aspect double glazed windows. Open fireplace. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### **DINING ROOM**

Dual aspect double glazed windows. Radiator. Telephone point. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

#### **KITCHEN**

Smoke alarm. Three double glazed windows to the rear aspect. Extractor fan. A range of wall and base fitted storage cupboards and drawers. Splash-backing tiling. Stainless steel wash basin with drainage board. Space for an electric oven, dishwasher, fridge and freezer. Radiator. Multiple plug sockets. Skirting. Vinyl flooring. Doors leading into:

#### **INNER HALLWAY**

Double glazed door leading into rear garden. Radiator. Internal doors leading into:

#### **UTILITY ROOM**

Skimmed ceiling. Access into a small loft space. Carbon monoxide alarm. Dual aspect double glazed windows. Worcester oil fired boiler. Multiple plug sockets. Skirting. Tiled flooring.

#### **STORAGE ROOM**

Skimmed ceiling. Internal single glazed window. Tiled flooring.

#### **DOWNSTAIRS W.C.**

Frosted double glazed window to the side aspect. Wash basin. W.C. Tiled flooring.

#### **FIRST FLOOR LANDING**

Smoke alarm. Access into a partially boarded loft space. Double glazed windows to the rear aspect. Built-in storage cupboard which houses the hot water cylinder. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### **BEDROOM ONE**

Two double glazed windows to the front aspect. Over-stairs storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### **BEDROOM TWO**

Double glazed window to the front aspect. Over-stair storage cupboard. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### **BATHROOM**

Skimmed ceiling. Extractor fan. Frosted double glazed window to the rear aspect. Wash basin. W.C. Radiator. Skirting. Vinyl flooring.

#### **BEDROOM THREE**

Double glazed window to the rear aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### **EXTERNALLY**

#### **GARDEN**

Step outside and you'll find one of this home's standout features – a superbly sized, level rear garden that provides the perfect outdoor haven for families, children, pets, or simply enjoying a summer barbecue. Whether you're green-fingered or simply want space to unwind, this garden ticks all the boxes.

#### **PARKING**

To the front, the property also benefits from off-road parking, a rare and highly desirable feature.

#### **SERVICES**

Additional benefits include connection to mains water, electricity, and drainage, as well as oil-fired central heating. The property falls within Council Tax Band B.

#### **MATERIAL INFORMATION**

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction



Energy Performance rating: E  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Oil-powered central heating is installed.  
Heating features: Double glazing and Open fire  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good  
Parking: Allocated, Driveway, On Street, and Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
All information is provided without warranty. Contains HM Land Registry data  
© Crown copyright and database right 2021. This data is licensed under the  
Open Government Licence v3.0.  
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**

Millerson Estate Agents

1 Market Street

St Austell  
Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

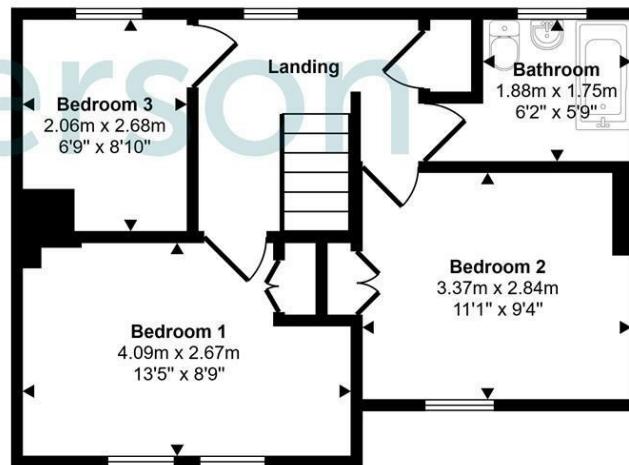
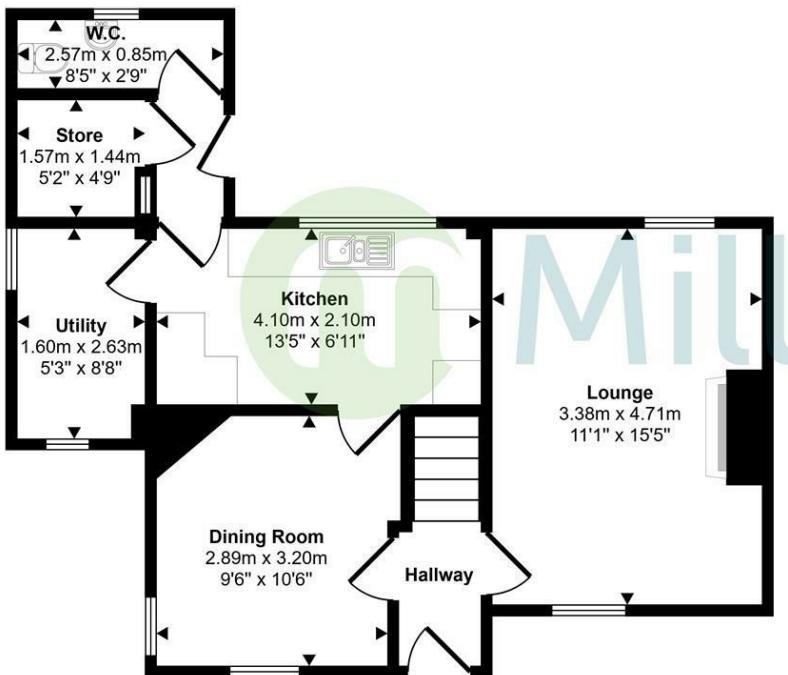
[www.millerson.com](http://www.millerson.com)

**Scan QR Code For Material Information**



Scan  
me!

Approx Gross Internal Area  
89 sq m / 961 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.

