



**Parkwoon Close  
Roche  
St. Austell  
PL26 8EZ**

**£260,000**

- CASH BUYERS ONLY DUE TO CONSTRUCTION!
- DETACHED BUNGALOW ON A FLAT AND LEVEL PLOT
- WELL-PRESENTED THROUGHOUT
- AMPLE OFF ROAD PARKING AND GARAGE
- ENCLOSED AND PRIVATE GARDEN
- POPULAR VILLAGE LOCATION
- MAINS ELECTRICITY, WATER AND DRAINAGE
- COUNCIL TAX BAND C
- SCAN QR FOR MATERIAL INFORMATION



**Tenure - Freehold**

**Council Tax Band - C**

**Floor Area 656.00 sq ft**



2



1



1



39

### Property Description

Smart Estate Agents are delighted to present this well-positioned and deceptively spacious two-bedroom detached bungalow, situated in a popular residential location and offering comfortable single-storey living. Available to cash buyers only due to its construction type, this attractive property provides a fantastic opportunity for those seeking a manageable home with generous outdoor space and excellent parking facilities.

Internally, the accommodation is well laid out and comprises two well-proportioned bedrooms, a modern shower room, a fitted kitchen, and a spacious lounge/dining room that offers ample space for both relaxation and entertaining. The lounge is further enhanced by a charming multi-fuel burner, creating a warm and welcoming focal point and adding to the property's character. The bungalow benefits from double glazing throughout and is heated via electric night storage heaters, providing year-round comfort. The accommodation has been thoughtfully maintained and updated, making it ready for immediate occupation while still offering scope for personalisation if desired.

Externally, the property continues to impress with a detached garage, ample off-road parking for multiple vehicles, and surrounding gardens that provide outdoor space to enjoy and maintain with ease. Early viewing is highly recommended to fully appreciate all that this property has to offer. Viewings are strictly by appointment through Smart Estate Agents.

### Location

The thriving village of Roche offers an excellent range of everyday amenities, including a primary school, public house, church, convenience stores, post office, and pharmacy, while being just a short drive from the larger town of St Austell. Rich in local history, Roche takes its name from the striking 20-metre-high granite outcrop situated to the east of the village. At its summit stand the atmospheric ruins of a former chapel, providing a distinctive landmark and a glimpse into the area's heritage. Roche is well positioned for easy access to the surrounding region, with convenient links to the A30 and nearby St Austell. St Austell provides a comprehensive selection of shopping, leisure, entertainment, and sporting facilities, including a leisure centre, bowling alley, restaurants, and supermarkets.

### The Accommodation Comprises

All dimensions are approximate and can be found within the floorplan.

#### Kitchen

Double glazed window. A range of wall and base fitted units with straight edge work surfaces. Storage cupboard housing the hot water tank. Rangemaster cooker with extractor above. Space and plumbing for a washing machine and fridge freezer. Integrated dishwasher. Sink with drainer window. Tiling around stain sensitive areas. Ample plug sockets. Skirting. Laminate flooring.

#### Hallway

Smoke sensor. Coving. Loft access. Electric night storage heater. Plug sockets. Vinyl flooring. Doors leading to:

#### Lounge/Diner

Double glazed windows. Multi-fuel burner. Electric night storage heater. Ample plug sockets. TV and broadband point. Skirting. Laminate flooring. French doors leading out to the rear garden.

#### Bedroom One

Double glazed window. Coving. Ample plug sockets. Skirting. Carpeted flooring.

#### Bedroom Two

Double glazed window. Coving. Electric night storage heater. Plug sockets. Skirting. Carpeted flooring.

#### Shower Room

Frosted double glazed window. Double shower cubicle. Electric Mira shower. Tiling around water sensitive areas. WC with push flush. Wash basin with mixer tap and storage below. Vinyl flooring.

#### Outside

Mature laid to lawn garden to the front and rear of the property with a range of shrubs and trees. Patio area to the rear - ideal for garden furniture and BBQs.

#### Garage

Detached garage with lighting and plug sockets. Metal up and over door.

#### Parking

This property benefits from off road parking for two/three vehicles in addition to ample on street parking.

#### Services

This property is connected to mains electricity, water and drainage. Council Tax Band C.

#### Material Information

Verified Material Information

Tenure: Freehold

Council tax band: C

EPC rating: E

Detached bungalow, non-standard construction (Cornish Unit - pebble dashed)

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None



Heating features: Double glazing and night storage  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 great, Vodafone good, Three good, EE great  
Parking: Driveway and On Street  
Not in a controlled parking zone  
No disabled parking available  
Not a listed building  
Not in a conservation area  
No tree preservation order  
Title register restrictions (CL356079):  
The property is subject to restrictive covenants (legal promises not to do certain things) mentioned in a 1974 document. These are standard rules to ensure the area remains well-maintained.  
There are specific rules regarding the maintenance of boundary structures, such as fences or walls, and rights concerning light and air as set out in a 1974 document. The current owner has entered into an indemnity covenant, which is a standard legal promise to follow existing rules and protect previous owners from any related legal costs.  
No environmental risks recorded

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)

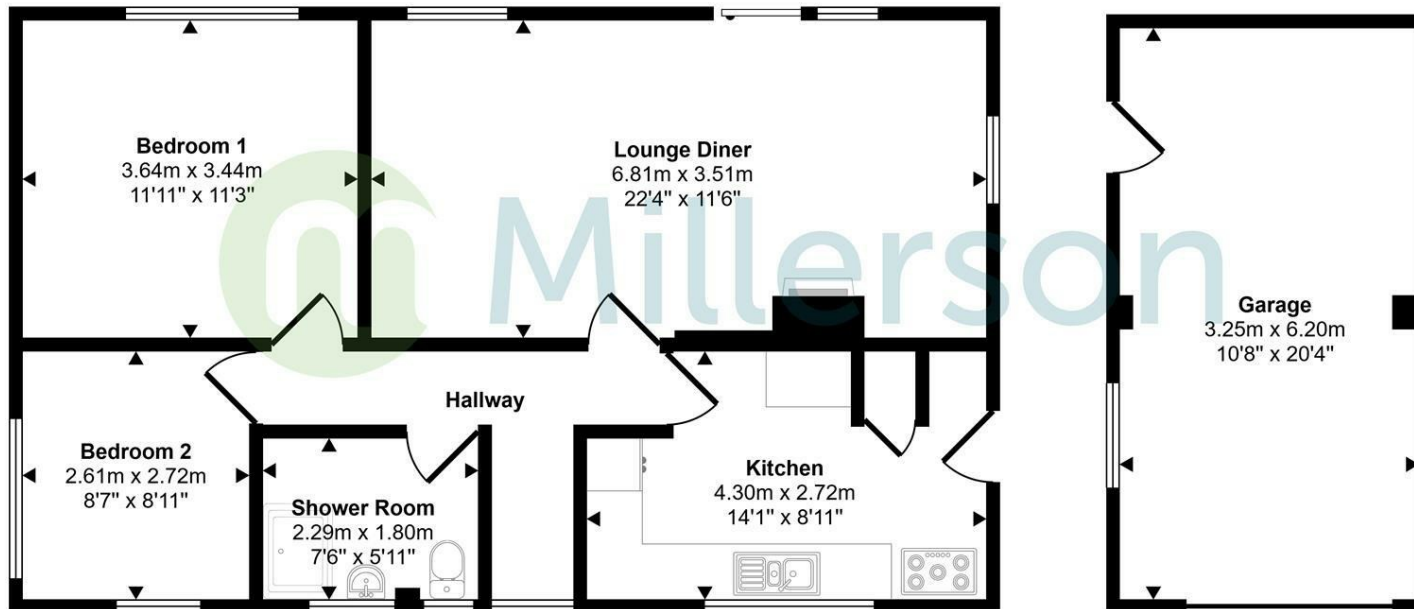
T: 01726 72289

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

Scan QR Code For  
Material Information



Approx Gross Internal Area  
87 sq m / 939 sq ft



### Floorplan

Approx 67 sq m / 722 sq ft

### Garage

Approx 20 sq m / 216 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			75
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	