



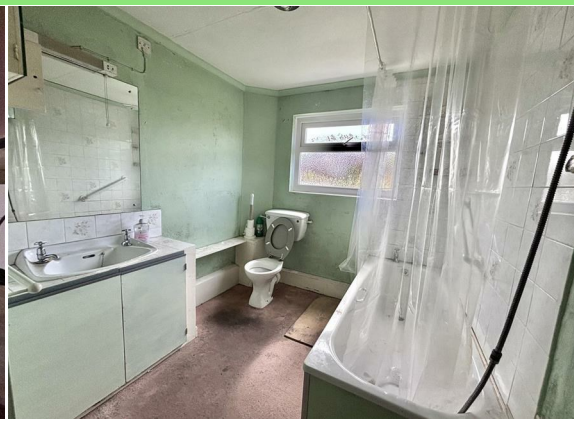
Roche Road

Stenalees

PL26 8SY

Guide Price £140,000

- NO ONWARD CHAIN
- THREE WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING PLUS GARAGE
- MODERNISATION REQUIRED
- TWO RECEPTION ROOMS
- ENCLOSED GARDEN
- DOUBLE GLAZING THROUGHOUT
- OPEN FIRE PLACE
- COUNCIL TAX BAND B
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 1119.46 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to bring to the market this deceptively spacious three-bedroom semi-detached home. Offering generous proportions throughout and set within an established residential area, this is a fantastic opportunity for those wishing to put their own stamp on a property, whether stepping onto the property ladder for the first time or adding to an ever-growing investment portfolio.

Upon entering you are greeted bright and welcoming entrance hallway that leads into a spacious lounge, the perfect place to relax at the end of the day. A separate dining room provides an ideal setting for family meals or entertaining guests, while the kitchen, positioned to the rear of the home, offers scope for redesign and modernisation. Upstairs, the property continues to impress with three well-proportioned bedrooms, all of which enjoy a pleasant outlook, together with a family bathroom.

Outside, the home is just as appealing. The front garden is filled with mature greenery and framed by a charming historic Cornish wall, adding real character to the setting. To the rear, the property benefits from off-road parking and a garage, accessed via a neighbouring driveway over which the home enjoys full vehicular rights of way. The garage roof is fitted with owned solar panels, a valuable asset that provides ongoing energy benefits for the new owners.

The property is connected to mains water, electricity and drainage, and falls within Council Tax Band B. Viewings are highly recommended to fully appreciate the space, potential and character this home has to offer.

### LOCATION

Stenalees is a traditional Cornish village situated just three miles north of St Austell, offering a blend of rural charm and everyday convenience. Surrounded by countryside and rich in local heritage, the village provides a peaceful setting while still being within easy reach of the town's wide range of shops, schools and amenities. Excellent transport links, including close proximity to the A30, make Stenalees an ideal base for exploring the wider county, from Cornwall's beautiful coastline to its historic landmarks.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

uPVC stained glass door. Smoke alarm. Plug socket. Skirting. Carpeted flooring. Doors leading into:

#### LOUNGE

Exposed beams. Dual aspect double glazed windows. Beautiful stone fire place with log burner installed. Telephone point. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### DINING ROOM

Exposed beams. Double glazed window to the front aspect. Open fireplace. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### INNER HALLWAY

Skimmed ceiling. Built-in storage cupboard. Carpeted flooring.

#### KITCHEN

Skimmed ceiling. Extractor fan. Double glazed window to the rear aspect. Consumer unit. A range of wall and base fitted storage cupboards and drawers. Integrated oven and four ring hob. Splash back tiling. Stainless steel sink basin with drainage board. Space for fridge, freezer and washing machine. Multiple plug sockets. Vinyl flooring.

#### FIRST FLOOR LANDING

Skimmed ceiling. Access into partially board loft space. Smoke alarm. Radiator. Multiple plug sockets. Carpeted flooring.

#### BEDROOM ONE

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

#### BEDROOM TWO

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

#### BATHROOM

Extractor fan. Frosted double glazed window to the rear aspect. Built-in storage cupboard housing the hot water cylinder. Splash back tiling. Electric shower over the bath. Shaver point. Vanity wash basin with storage underneath. W.C. Radiator. Skirting. Carpeted flooring.

#### BEDROOM THREE

Skimmed ceiling. Double glazed window to the front aspect. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

#### EXTERNALLY

#### GARDEN

The front garden is filled with mature greenery and framed by a charming historic Cornish wall, adding real character to the setting.

#### PARKING

To the rear, the property benefits from off-road parking and a garage, accessed via a neighbouring driveway over which the home enjoys full vehicular rights of way. The garage roof is fitted with solar panels, a valuable asset that provides ongoing energy benefits for the new owners.

#### SERVICES

The property is connected to mains water, electricity and drainage, and 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: D

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Other-powered central heating is installed.

Heating features: Double glazing, Wood burner, and Open fire

Broadband: ADSL copper wire

Mobile coverage: O2 - Good,

Vodafone - OK, Three - Poor, EE - OK

Parking: Allocated, Garage, Rear, Private, 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: Yes

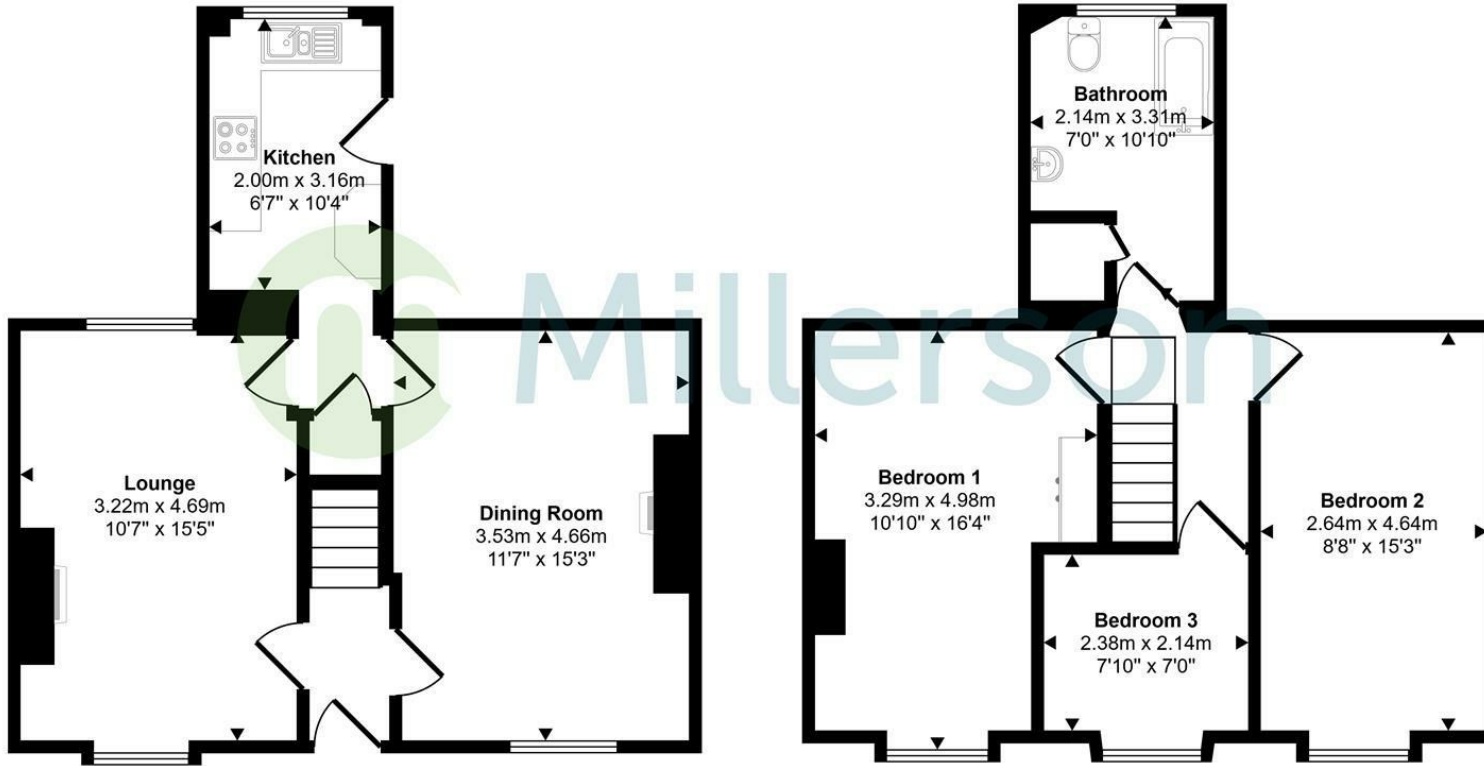
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without warranty. Contains HM

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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.

Approx Gross Internal Area  
90 sq m / 965 sq ft



Ground Floor  
Approx 44 sq m / 474 sq ft

First Floor  
Approx 46 sq m / 492 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) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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

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