

Rock View Parc

Roche

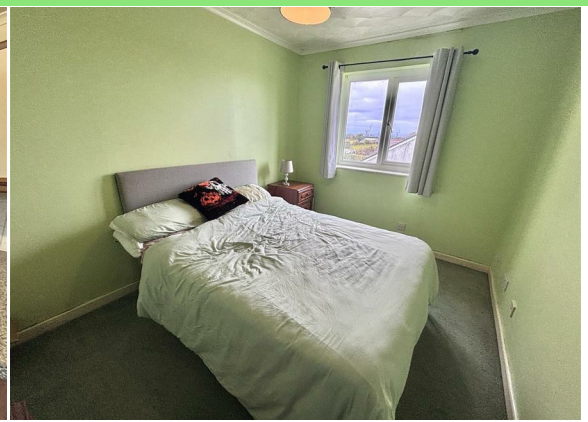
St. Austell

PL26 8QA

Guide Price £200,000

- THREE WELL PROPORTIONED BEDROOMS
- PERFECT FIRST HOME
- OFF ROAD PARKING PLUS GARAGE
- GREAT LINKS TO THE A30
- EXPECTED RENTAL INCOME OF £1,150
- RENTAL YIELD OF 6.9%
- ENCLOSED REAR GARDEN
- TUCKED AWAY RESIDENTIAL LOCATION
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION







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Tenure - Freehold

Council Tax Band - B

Floor Area - 775.00 sq ft


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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to bring to the market this spacious, three-bedroom semi-detached home, ideally positioned within a quiet and sought-after residential area in the heart of Roche. Offering generous accommodation throughout, a practical layout and a lovely enclosed rear garden, this property presents an excellent opportunity for a range of buyers, whether you are taking your first step onto the property ladder, looking for a family home or simply seeking a little more space in a popular Cornish village.

Upon arrival, you are greeted by a welcoming entrance porch, providing a useful space for coats, shoes and everyday essentials before stepping into the main accommodation. The ground floor offers a well-balanced layout, combining comfortable living space with a sociable kitchen/diner. Positioned to the front of the property, the kitchen/diner provides plenty of room for both cooking and dining, making it an ideal setting for everyday family life, as well as entertaining friends and family. The separate lounge offers a lovely space to relax and unwind, with generous natural light creating a bright and inviting atmosphere, perfect for cosy evenings or enjoying some quiet time.

Moving upstairs, the property continues to impress with three well-proportioned bedrooms, each offering comfortable and versatile accommodation. Whether required for family members, visiting guests or perhaps a home office, the rooms provide plenty of flexibility to suit a variety of needs. Completing the first floor is a smart and modern family bathroom, finished in a tasteful, neutral style.

Externally, the property benefits from a particularly appealing enclosed rear garden, predominantly laid to lawn and providing a wonderful space to enjoy during the warmer months. Whether you are looking for somewhere for children to play, space for pets to enjoy or simply an area to sit back and relax in the sunshine, the garden offers plenty of potential for outdoor enjoyment. To the front, there is the added convenience of off-road parking, together with a single garage, providing useful additional storage or secure parking.

Situated within the popular village of Roche, the property is well placed for enjoying a range of local amenities, whilst also offering convenient access to the surrounding areas of Cornwall. The village provides a lovely community setting, making it an appealing location for those seeking a balance between village life and everyday convenience.

The property is connected to mains water, electricity and drainage, and falls under 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, butchers shop, post office and pharmacy. 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 road network 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 PORCH

Coving. Smoke alarm. Built-in storage cupboard. Skirting. Laminate flooring.

KITCHEN/DINER

Coving. Double glazed window to the front aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Integrated electric oven with four ring hob and extractor hood over. Stainless steel wash basin with mixer tap. Space for a washing machine, tumbler dryer, dishwasher and fridge-freezer. Multiple plug sockets. Storage heater. Telephone point. Skirting. Tiled and laminated flooring.

LOUNGE

Double glazed window to the rear aspect. Two storage heaters. Television point. Telephone point. Multiple plug sockets. Skirting. Vinyl flooring.

FIRST FLOOR LANDING

Access into a partially boarded loft space. Built-in storage cupboard. Skirting. Carpeted flooring. Doors leading into:

BEDROOM ONE

Coving. Double glazed window to the front aspect, showcasing beautiful rural views. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

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

BATHROOM

Recessed spotlights. Extractor fan. Frosted double glazed window to the front aspect. Splash-back tiling. Cubicle housing an electric shower. Wash basin with mixer tap. Shaver point. W.C. Vinyl flooring.

BEDROOM THREE

Double glazed window to the rear aspect. Television point. Multiple ply sockets. Skirting. Carpeted flooring.

EXTERNALLY

GARDEN

The enclosed rear garden is a real asset, mainly laid to lawn and offering a







safe and private outdoor space for children to play, pets to roam, or summer barbecues in the sunshine.

PARKING

This property has off road parking for multiple vehicles. An abundance of on street parking can also be found close by.

GARAGE

With power connected

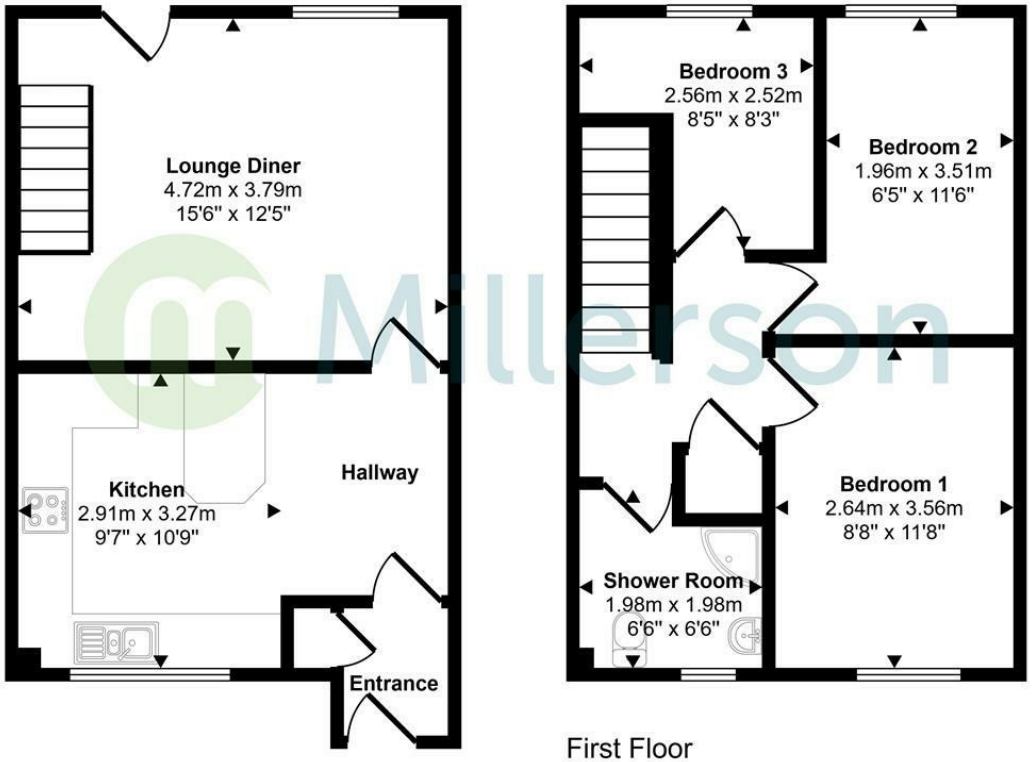
SERVICES

The property is connected to mains water, electricity and drainage, and falls under 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: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Good, Three - OK, EE - Good
Parking: Driveway, On Street, Off Street, Garage, and Private
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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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.

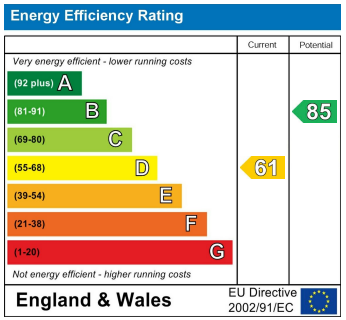
Approx Gross Internal Area
69 sq m / 741 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 34 sq m / 364 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.



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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