Roche

Currently in need of updating and improvement, this 3 bedroom detached bungalow is located upon a level plot with gardens to 3 sides, garage and driveway parking. Suitable for cash buyers only due to the Cornish unit construction, an early viewing is thoroughly recommended in order to appreciate all that this fabulous bungalow has to offer.

Guide Price £180,000
Situated upon a level plot within a no through road close to the centre of the thriving village of Roche and its associated amenities, this three bedroom detached bungalow is ideal for those cash purchasers looking to create a home decorated to their own design. The traditional layout positions the three double bedrooms to one side with the living accommodation to the other and incorporates a separate living room, kitchen/dining room and rear porch which doubles as a utility room. Externally there are gardens to three sides and a block built workshop, larger than average single garage and driveway parking area. Offered for sale with no onward chain, an early viewing is thoroughly recommended.

LOCATION
Situated within residential street in the village of Roche, there is a comprehensive range of amenities close to hand including a convenience store, public house, primary school, fish and chip shop, and doctors surgery, to name just a few, with excellent access to the surrounding road network, branch line railway at Victoria and the A30 trunk road which provides access to and from the county.

THE ACCOMMODATION COMPRISES
(All dimensions are approximate) Glazed Upvc entrance door with matching side panel to:-

ENTRANCE HALLWAY
8’ 4” x 5’ 2” (2.55m x 1.60m) Narrowing to 3’6” (1.08m). Telephone point. Glazed door to the inner hall.

INNER HALL
15’ 1” x 3’ 1” (4.60m x 0.96m) Airing cupboard. Additional storage cupboard and doors to:-

LIVING ROOM
14’ 2” x 11’ 11” (4.33m x 3.64m) Open fireplace with stone surround and hearth. Glazed serving hatch from the dining room. Floor to ceiling window to the front with obscured glazed base providing views over the lawned gardens.
**KITCHEN**
10' 2" x 7' 10" (3.12m x 2.41m) Measured wall to wall. Stainless steel sink and drainer housed within a work surface with built in base and wall cupboards. Tiled splashbacks. Eye level double oven and hob alongside, with glazed door leading to the rear porch/utility room with internal window between. A further doorway provides access to the dining area.

**DINING AREA**
7' 10" x 7' 10" (2.41m x 2.41m) Window overlooking the rear garden. Glazed serving hatch to the living room. Roll top work surface with base and wall cupboards.

**REAR PORCH/UTILITY ROOM**
9' 3" x 6' 0" (2.82m x 1.84m) A single glazed room with half glazed door to the rear. Hot and cold water feeds and power.

**BEDROOM ONE**
14' 2" x 9' 6" (4.33m x 2.90m) Loft access. Window to the front elevation.

**BEDROOM TWO**
10' 9" x 9' 6" (3.30m x 2.92m) Window overlooking the front garden.

**BEDROOM THREE**
9' 7" x 8' 0" (2.93m x 2.45m) Window overlooking the rear garden.

**BATHROOM**
8' 5" x 5' 1" (2.57m x 1.57m) Measured wall to wall. Panel bath with pedestal wash basin and WC. Tiled splashbacks to water sensitive areas. Twin obscure glazed windows to the rear.

**OUTSIDE**
19' 9" x 9' 8" (6.03m x 2.96m) Metal up and over door. Power and light. Window to the rear.

**PARKING**
Immediately in front of the garage is a driveway parking area suitable for two cars, from which pathways lead to either side of the bungalow.

**FRONT GARDEN**
The front garden has been laid to lawn and edged with planting beds stocked with roses and annuals with a fish pond located to one corner. The boundaries are marked by a block wall with a picket gate and pathway separating the front and side gardens, the side garden having served as vegetable patch.

**REAR GARDEN**
The rear garden also enjoys a large planting area for vegetables, most of which have been harvested with the exception of a number of rhubarb crowns and gooseberry bushes. A concrete coal bunker is located close to the property itself, with concrete and paved pathways leading around the garden to the workshop and to either side of the property. In addition there is a small area of lawn, fixed pole washing line, timber shed and outside cold water tap.

**WORKSHOP**
9' 11" x 8' 1" (3.03m x 2.47m) Currently enjoying a work bench and shelving, it should be noted that there is no fixed power supply to the workshop.

**SERVICES**
Mains electricity, water and drainage.

**AGENTS NOTE**
We understand from our clients that the property is of Cornish unit construction and as such is only suitable as a cash purchase.

**DIRECTIONS**
From St Austell take the A391 from Cardaze through Carluddon and at the roundabout at Stenalees continue straight across toward Roche. Continue without deviation into the village and at the first mini roundabout alongside the war memorial continue straight across. Continue to the next mini roundabout passing the public house and fish and chip shop before taking the first exit. Continue for a short distance before taking a left hand turning into Parkwoon Close where the property will be found on the left hand side clearly marked by our for sale board.
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