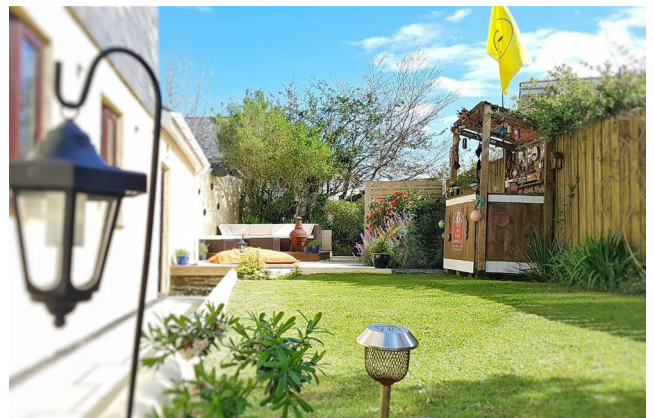


MAY WHETTER & GROSE

2 TREMODRETT ROAD, ROCHE, PL26 8JA
GUIDE PRICE £265,000



A DELIGHTFUL, SECLUDED CHAIN FREE DETACHED HOUSE WITH GARAGE AND OFF ROAD PARKING FOR NUMEROUS VEHICLES. THE PROPERTY BENEFITS FROM THREE DOUBLE BEDROOMS AND THREE RECEPTION ROOMS. THE CHARACTER HOME OCCUPIES AN ENCLOSED PLOT AND OFFERS CLOSE ACCESS LINKS TO THE A30; THE MAIN ARTERY THROUGH CORNWALL. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING THROUGHOUT AND LP GAS HEATING. A VIEWING IS ADVISED TO APPRECIATE THIS VERSATILE AND FLEXIBLE HOME OFFERED FOR SALE CHAIN FREE. EPC - E



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: (01726) 73501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk



Roche is a popular village situated 6 miles North of St Austell and within 1½ miles of the main A30 Trunk Road, giving access towards the Cathedral City of Truro approximately 20 miles away. There are local shops, amenities, a school, sporting facilities and a Doctors Surgery all within a few minutes walk from the property. There are many fine walks to be enjoyed in the rear vicinity and both the Eden Project and Lost Gardens of Heligan are only a short drive away. St Austell town centre offers a wider range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The town of Fowey is approximately 13 miles away and is well known for its restaurants and coastal walks.

Directions:



From St Austell head up through Trethowel to the Stenalees roundabout, heading left towards Roche. Follow the road into the village, past Combellack Motor Spares, along Trezaise Road to the roundabout. Carry straight across the roundabout, down the hill past the Rock Inn, towards the heart of the village. Head past the fish and chip shop on your right, taking the next right into Tremodrett Road. The property is located on the right hand side of the road.

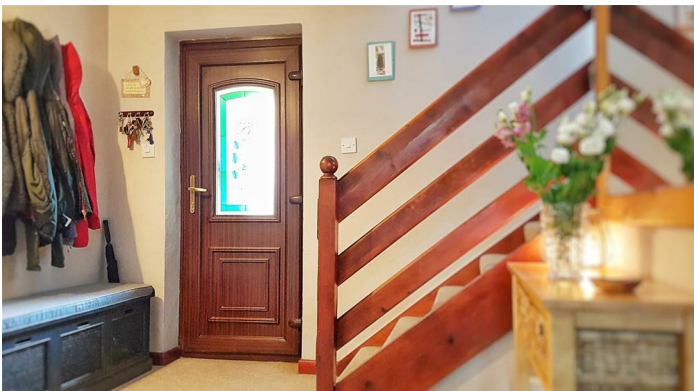
Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

An open porch provides access to a Upvc double glazed door with upper frosted patterned obscure glass with inset stained glass detailing allowing external access into entrance hall.

Entrance Hall:

7'9" x 14'2" (2.38m x 4.34m)



(maximum measurement)

Stairs to first floor. Opening through to lounge and dining room. Door to kitchen/diner. Door to ground floor WC. Carpeted flooring. Door allowing access to under stairs storage void offering additional storage options. Radiator. BT Openreach telephone point.

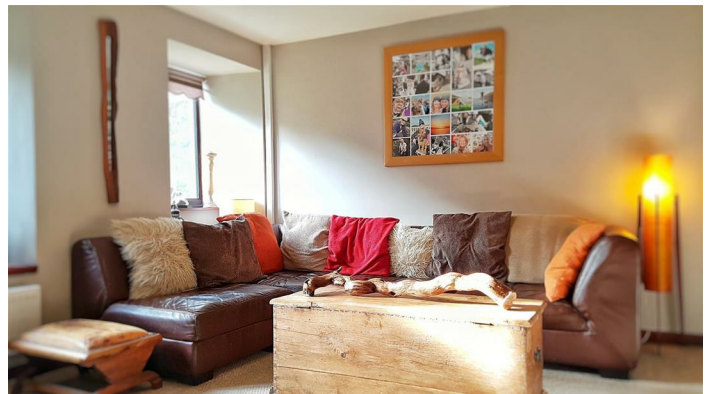


Lounge:

14'0" x 13'11" (4.28m x 4.26m)



Two Upvc double glazed windows to the rear elevation with deep wood topped recess below offering additional storage options overlooking the enclosed rear garden. Feature fireplace housing multi fuel burner set on slate hearth with wooden exposed beam above. Carpeted flooring. Radiator. Television aerial point. Feature textured wall. Opening into dining room.





Dining Room:

10'1" x 12'0" (3.08m x 3.66m)

Upvc double glazed window to rear elevation with deep wood topped recess below offering additional storage options overlooking the enclosed rear garden. Carpeted flooring. High level mains enclosed fuse box. Carpeted flooring.

WC:

5'2" x 4'0" (1.58m x 1.23m)



Upvc double glazed window to front elevation with patterned obscure glass. Matching two piece classic white ceramic WC suite comprising low level flush WC with dual flush technology and ceramic hand wash basin. Tiled walls to water sensitive areas. Carpeted flooring. Textured ceiling.

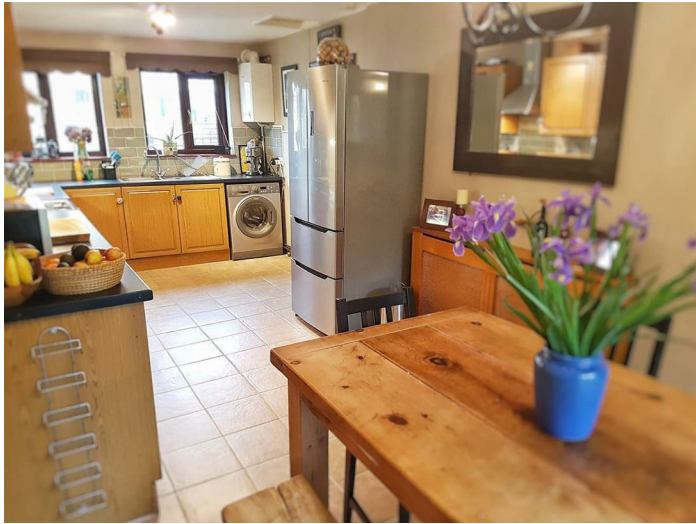
Kitchen/Diner:

22'11" x 9'0" (7.01m x 2.76m)

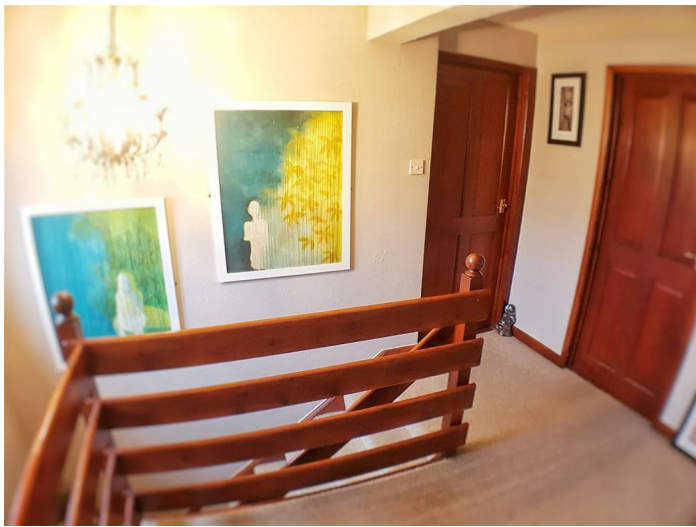


Two Upvc double glazed windows to front elevation and Upvc double glazed patio doors to rear elevation allowing access to the rear patio and in turn the rear garden. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel one and a half bowl sink with central mixer tap and matching draining board. Tiled walls to water sensitive areas. Space for washing machine, Space for LP Gas cooker with fitted extractor hood over. Space for American style fridge freezer. Space for generous dining table. Radiator. Tiled flooring. Loft access hatch. Wall mounted LP Gas central heating boiler. Thermostatic controls.





First Floor Landing:
12'2" x 8'6" (3.72m x 2.61m)



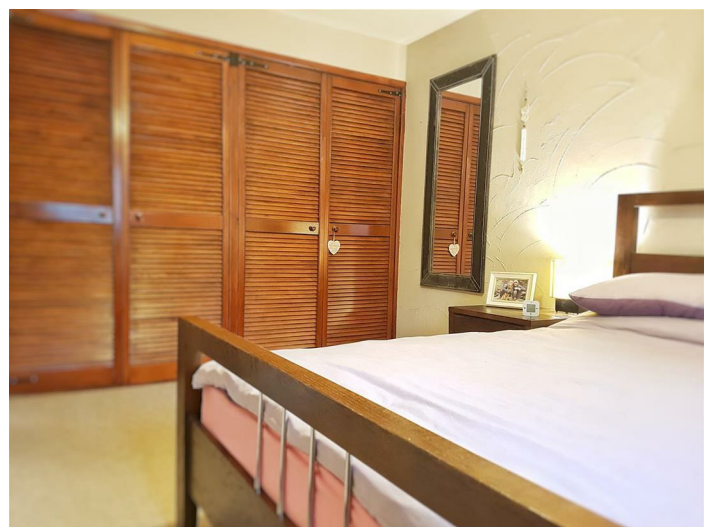
Upvc double glazed window to front elevation providing natural light. Doors off to double bedrooms one, two, three and family bathroom. Further door allows access to airing cupboard housing the hot water tank with further slatted storage options above. Textured ceiling. Textured walls. Carpeted flooring. Ceiling mounted air ventilation system that regulates the temperature in the loft space and prevents condensation in the property.



Bedroom One:
12'8" x 9'6" (3.88m x 2.91m)



(maximum measurement)
Upvc double glazed window to rear elevation providing natural light with deep wooden storage recess. Double twin louvre doors allow access to inbuilt storage void offering shelved and hanging storage options. Carpeted flooring. Textured ceiling. Feature textured wall. Radiator.



Bedroom Three:
74" x 10'4" (2.26m x 3.17m)



Upvc double glazed window to rear elevation with deep wooden recess sill. Carpeted flooring. Radiator. Textured ceiling.



Bathroom:
8'6" x 8'1" (2.61m x 2.48m)



Bedroom Two:
13'3" x 7'9" (4.05m x 2.37m)



Upvc double glazed window to front elevation with patterned obscure glass. Matching four piece ceramic white bathroom suite comprising low level flush WC, ceramic pedestal hand wash basin, panel enclosed ceramic bath and separate corner shower cubicle with glass sliding shower doors and wall mounted electric shower. Tiled walls to water sensitive areas. Textured ceiling. Radiator. Tiled flooring.



Upvc double glazed window to rear elevation with deep recess wood sill. Radiator. Textured ceiling. Carpeted flooring. Loft access hatch.



Outside:



To the front and set back off Tremodrett Road, twin gates open to allow access to the drive to the front of the property, laid to tarmac and capable of housing numerous cars off road with access to the garage. To the left hand side of the front parking/garden is a raised area of established evergreen planting, shrubbery and trees, well enclosed with wood fencing to the left elevation. To the rear of the drive is a further area of granite chippings currently used as wood storage. Low level stone wall to the rear with established evergreen planting, shrubbery and trees providing a good degree of privacy. A open covered porch then provides access to the front door.



To the rear of the property, accessed of the kitchen/diner a paved patio area provides a delightful alfresco dining spot, well enclosed with high level mixture of rendered, exposed stone and wood fencing to the right, left and rear elevations. Steps lead up to an elevated area of lawn. The paved walkway flows across the rear of the property and provides access into the garage and steps lead up to provide access to an elevated area of decking and also houses the LP Gas tank which is enclosed with wood fencing. The rear garden offers a fantastic degree of privacy, catches a great deal of sun and also houses a number of established evergreen plants and shrubbery.

Garage:
15'9" x 30'0" (4.82m x 9.16m)

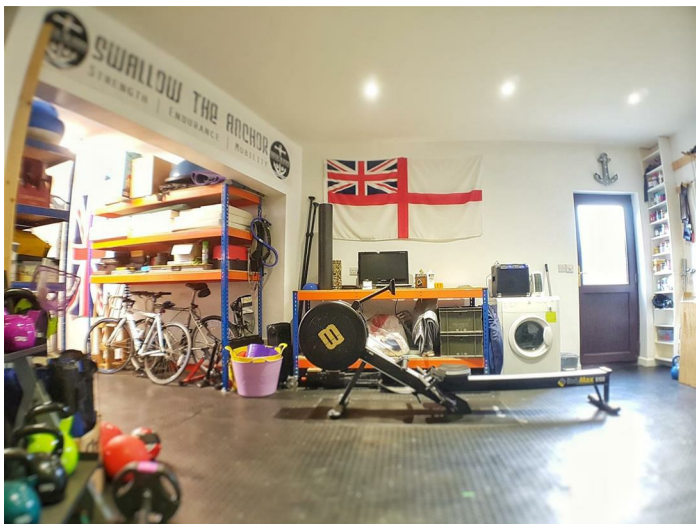
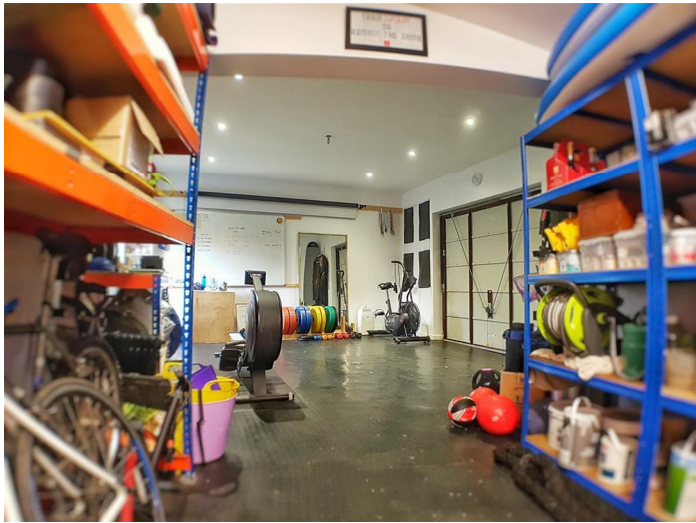


A tremendous space with up and over metal garage door to front. Upvc double glazed door to the rear with upper patterned obscure glass. The garage benefits from light and power. Currently housing the current owners tumble dryer and used as a gym. This fantastic space would easily house a car, double as a workshop or could be incorporated, pending the relevant building regulations, if more space is required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Council Tax - D



All measurements are approximate and for display purposes only.

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