

**DETACHED  
HOUSE**

**£350,000**



## **29 TREGARRICK ROAD ROCHE PL26 8FF**

### **MODERN 4 BEDROOM DETACHED HOUSE**

This appealing 4 bedroom family home in the highly regarded village of Roche offers spacious and well-proportioned accommodation. The property would benefit from cosmetic updating allowing the purchaser to add their own style. Situated in an elevated position within a cul-de-sac with far reaching views, viewing is highly recommended for this competitively priced property.

In brief the property comprises:

Generous Entrance Hall, Cloakroom, Kitchen/Diner, Utility, Lounge, Sun Room, Gallery Landing, 4 Bedrooms (principle with en suite) and family bathroom. The property also benefits from driveway parking, garage, rear garden and oil central heating.

**VIEWING RECOMMENDED**

### **Key Features**

Spacious 4 Bedroom  
Detached House

Attractive Entrance Hall  
& Gallery Landing

Large Lounge  
Into Sun Room

Generous Kitchen/Diner  
PLUS Utility

Driveway & Garage

Highly Regarded  
Village Location

## **ACCOMMODATION COMPRISES:**

(All sizes approximate)

### **Entrance**

Canopy with uPVC double glazed door and two uPVC double glazed windows to either side. Courtesy light.

### **Hallway**

Impressive entrance hall with turned stairs to first floor with a gallery landing. Wood effect vinyl flooring. Central heating radiator. White panel doors to cloakroom, kitchen and lounge.

### **Cloakroom**

uPVC double glazed window to the rear. Low level WC. Pedestal wash-hand basin. Central heating radiator. Wood effect flooring.

### **Lounge**

#### **20' 8" x 12' 2" (6.3m x 3.7m)**

Large room with uPVC double glazed window to the front elevation. Central heating radiator. Two ceiling lights. uPVC double glazed French doors to:

### **Sun Room**

#### **11' 2" x 8' 10" (3.4m x 2.7m)**

uPVC double glazed windows and dwarf walls. Central heating radiator. Wood effect laminate flooring. uPVC double glazed door to the garden. Ceiling light.

### **Kitchen/Diner**

#### **19' 8" x 11' 2" (6.0m x 3.4m)**

Open through room providing generous kitchen and dining areas with wood effect laminate flooring.

### **Dining Area**

uPVC double glazed window to the front elevation. Central heating radiator. Ceiling light.

### **Kitchen**

Range of wall, base and drawer units in maple style with worktops over incorporating a one and a half bowl sink. Eye level oven. Ceramic hob with extractor over. Space for a dishwasher. Built-in fridge/freezer. Part tiled walls. Inset ceiling spotlights. uPVC double glazed window overlooking the garden. White panel door to:

### **Utility Room**

#### **9' 6" x 5' 11" (2.9m x 1.8m)**

Built in full-height storage cupboard. Range of wall and base units with worktop over incorporating sink and drainer. Space and plumbing for washing machine. Oil fired central heating boiler. Central heating radiator. uPVC double glazed door to the garden. Wood effect laminate flooring.

### **First Floor Gallery Landing**

Turned stairs lead to an elegant gallery landing. uPVC double glazed window providing good natural light and commanding far reaching countryside views. White panel doors to four bedrooms and family bathroom. Access to the loft.

### **Principle Bedroom**

#### **11' 10" x 11' 2" (3.6m x 3.4m)**

uPVC double glazed window to the rear elevation. Central heating radiator. Door to en suite.

### **En Suite**

uPVC double glazed window to the rear elevation. Shower cubicle. Low level WC. Pedestal wash-hand basin. Heated towel rail. Extractor fan. Wood effect laminate flooring. Majority tiled walls.

### **Bedroom 2**

#### **11' 10" x 10' 10" (3.6m x 3.3m) max**

uPVC double glazed window to the rear. Central heating radiator.

### **Bedroom 3**

#### **11' 10" x 7' 10" (3.6m x 2.4m)**

uPVC double glazed window to the front elevation with countryside views. Central heating radiator.

### **Bedroom 4**

#### **10' 10" x 7' 10" (3.3m x 2.4m)**

Far reaching countryside views from the uPVC double glazed window. Central heating radiator.

### **Family Bathroom**

#### **7' 3" x 6' 3" (2.2m x 1.9m)**

uPVC double glazed window to the rear. White suite comprising bath with shower over, pedestal wash-hand basin, low level WC. Heated towel rail. Full-tiled walls. Wood effect laminate flooring.

### **Exterior**

A gate to the side of the property with a paved pathway leads to an enclosed rear garden laid mainly to lawn with mature shrubs and a patio area. Fenced boundaries and timber shed. Outside tap. Oil storage tank.

### **Garage and Parking**

#### **18' 1" x 8' 10" (5.5m x 2.7m)**

Attached garage with uPVC double glazed door to rear. Up and over door. Pitched roof storage. Power and light. Brick paved driveway providing parking.

### **Additional Information**

#### **EPC 'C'**

#### **Council Tax Band 'E'**

**Services** – Oil Central Heating. Mains Drainage

**Property Age** – Built Approx 2000

**Tenure** - Freehold

### **Viewing**

Strictly by appointment with the managing agent Jefferys. If you would like to view this property, or require further information, please contact us on 01726 73483.

### **Floor Plans**

Please note that floorplans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.





**Entrance Hall**



**Kitchen/Diner**



**Lounge**



**Sun Room**



**Gallery Landing**



**Bedroom 3**

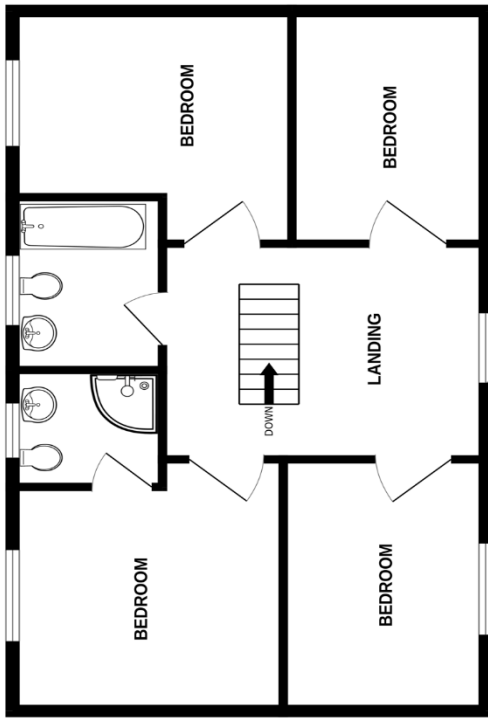


**Garden**

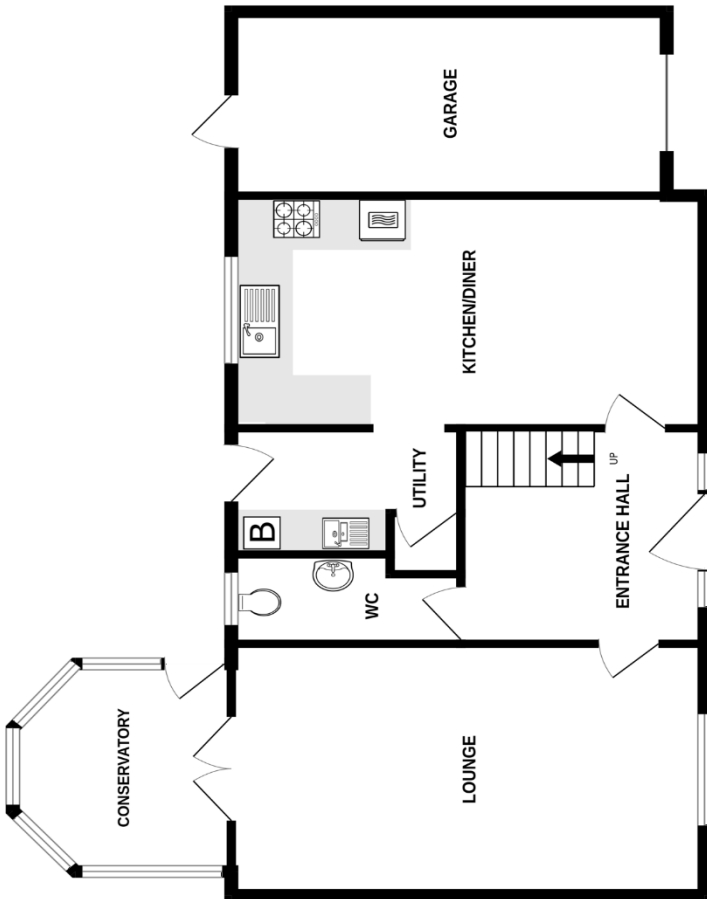


**View from the Gallery Landing**

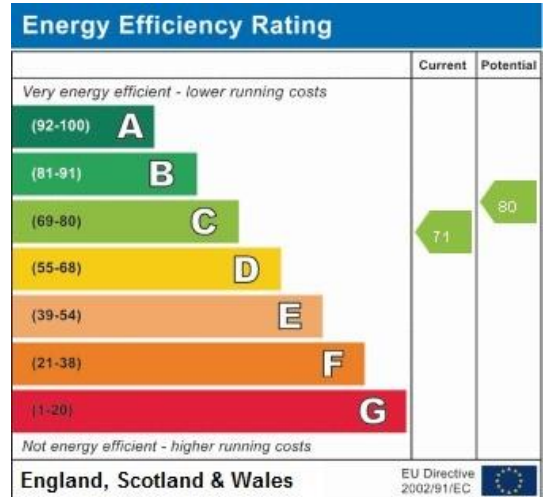
1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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