



CHAPEL ROAD ROCHE PL26 8JE

VERSATILE CHALET BUNGALOW

This superb property is an excellent example of a spacious and versatile chalet bungalow. Set on a generous plot in the village of Roche, the village offers excellent amenities and is ideally located for those who require access to the A30. Available with no onward chain.

In brief the property comprises:

Entrance Hall, Lounge, Reception Room 2/Bedroom, Kitchen/Breakfast Room, Bedroom/Reception/Office, Cloakroom and to the first floor are 2 Double Bedrooms and a Bathroom. The property also benefits from front and rear gardens, driveway parking and garage.

EARLY VIEWING HIGHLY RECOMMENDED

Key Features

Versatile Detached
Chalet Bungalow

Generous Living Space

3/4 Bedrooms

Bathroom with Shower
and Jacuzzi Bath

Good Size Gardens

Garage & Parking

No Onward Chain

About The Property and Location

From the moment you walk into this appealing property you are aware of the versatility, space and generous natural light. For those seeking a well-proportioned, not estate, detached property, we highly recommend viewing. Set on a generous plot, the property has gardens to the front and rear, gated driveway and attached single garage. Ideally located close to an enviable range of amenities, Roche is an up and coming area, with ongoing road improvements and ideally located for ease of access to the A30. The market town of St Austell is approximately 6 miles with mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Bowling Alley and a range of public houses. Also on the south coast is the picturesque historic port of Charlestown, the backdrop to many films and period dramas, with delightful restaurants.

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hall

uPVC double glazed window and glazed side panel to the entrance hall. White panel doors to all ground floor rooms. Understairs storage cupboard. Central heating radiator. High gloss laminate flooring which continues into the cloakroom and Reception 2. Stairs to first floor.

Lounge

17' 9" x 11' 6" (5.4m x 3.5m)

A spacious room with generous natural light provided by the full width uPVC double glazed patio doors with views to the garden. Two central heating radiators. Wood surround with electric fire. Centre light. 4 wall lights.

Kitchen/Breakfast Room

15' 1" x 11' 2" (4.6m x 3.4m)

Another generous and light room with uPVC double glazed windows to both the rear and side elevations. Good range of modern High Gloss white wall and base units with dark worktops incorporating a single bowl stainless steel sink. Built-in New World eye level double oven. Gas hob. Space and plumbing for a washing machine and a dishwasher. Space for fridge/freezer. Haverland electric radiator. Part-tiled walls. Tiled floor. Ceiling spotlights. uPVC double glazed door to rear.

Cloakroom

5' 7" x 5' 3" (1.7m x 1.6m)

uPVC double glazed window to the side elevation. Low level WC. Pedestal wash-hand basin. Cloaks hooks. Central heating radiator.

Reception 2/Dining Room/Bed 3

12' 10" x 11' 2" (3.9m x 3.4m)

uPVC double glazed window to the front elevation. Built-in double storage cupboard with cupboards over. Central heating radiator. Ceiling light.

Reception Room/Bedroom 4/Office

11' 6" x 9' 10" (3.5m x 3.0m)

uPVC double glazed window to the front elevation. Built-in high level storage. Central heating radiator. Ceiling light.

First Floor Landing

A good size L-shaped landing with white balustrade and uPVC double glazed window to the side elevation. White panel doors to the bedrooms and bathroom. Access to eaves storage. Central heating radiator. Double built-in airing cupboard with central heating radiator. Two ceiling lights.

Bedroom

13' 1" x 9' 10" (4.0m x 3.0m)

uPVC double glazed window with views over the rear garden. Two built-in double cupboards. Central heating radiator. Ceiling light. Access to eaves storage.

Bedroom

13' 1" x 10' 2" (4.0m x 3.1m)

uPVC double glazed window with views over the front garden. Built-in double wardrobe with bi-fold doors. 'Secret' door giving access to eaves storage with light.

Bathroom

9' 6" x 6' 7" (2.9m x 2.0m)

uPVC double glazed window to side. Low level WC. Pedestal wash-hand basin. Corner shower cubicle with mains shower and sliding glass doors. Inset jacuzzi bath with tiled surround. Part-tiled walls. Vinyl flooring. Central heating radiator.

Exterior

The front of the property is approached via a driveway with double gates which leads to the garage. The front garden is laid to lawn with mature flowering shrubs. A path continues to the side with further shrubs and leading to the rear. The rear garden is of generous size with a seating area and a couple of steps down to a good size level area, with paved walkways, seating areas and area for a summer house/home office. Outside tap.

Garage and Parking

17' 1" x 9' 2" (5.2m x 2.8m)

Driveway parking leading to an attached garage with up and over door. Pedestrian door to rear. Power and light. Central Heating Boiler

Additional Information

EPC 'D'

Council Tax Band 'C'

Services – Electric, Oil (Central Heating)

Boiler – Annually Serviced (Last Service Feb 2024)

Property Age – 1960s

Tenure – Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view, please contact the office on 01726 73483.



Entrance Hall



Lounge



Kitchen/Breakfast Room



Reception 2/Dining Room/Bed 3



First Floor Bedroom



Bathroom

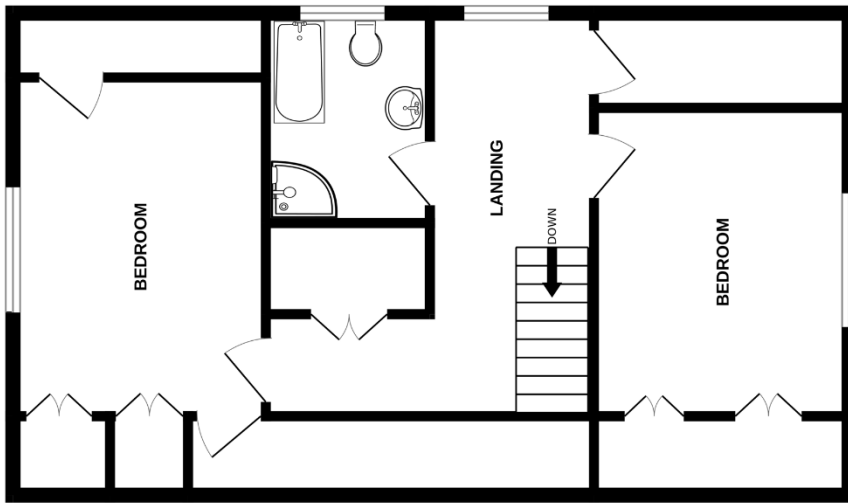


Garden

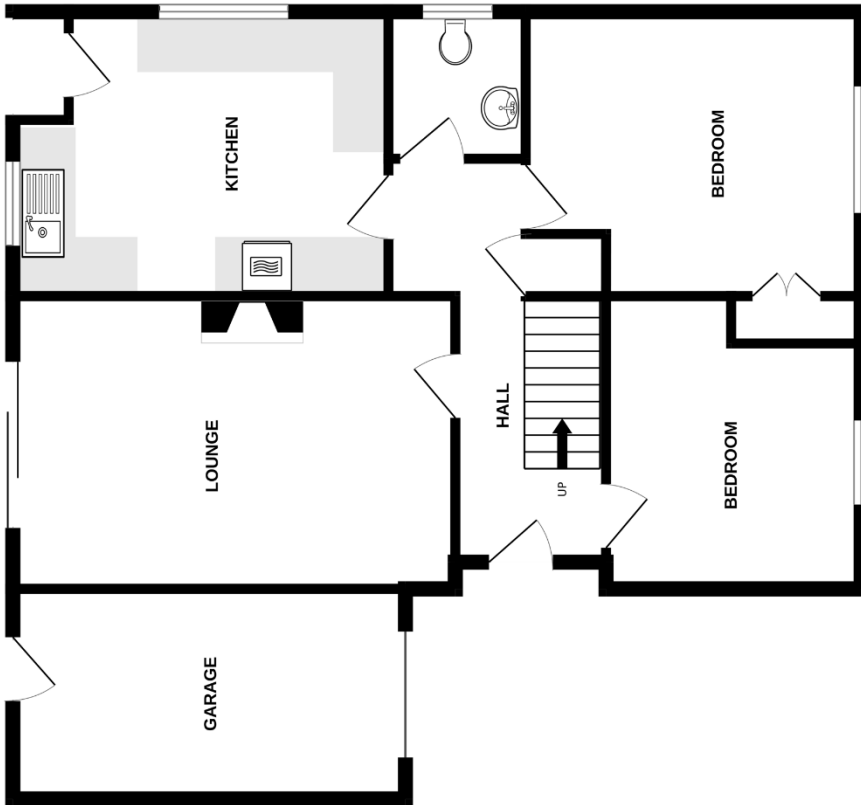


Front Garden

1ST FLOOR



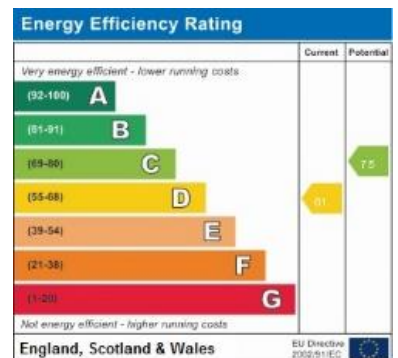
GROUND FLOOR



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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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.



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