

SEMI-DETACHED

£225,000



TREZAISE CLOSE ROCHE PL26 8HW

3 BEDROOM SEMI ON A CORNER PLOT

Welcome to your new home at Trezaise Close, Roche! This chain free 3 bedroom semi-detached house would benefit from a degree of modernisation and is situated on a generous corner plot, offering plenty of space both inside and out. The bright and spacious lounge leads to a sun room and the kitchen benefits from a separate spacious utility.

Outside, you'll find front and rear gardens, providing ample outdoor space for children to play or for hosting summer BBQs. Two workshops offer plenty of storage space for all your tools and hobbies, while the summer house is the ideal spot to unwind with a good book or enjoy a morning coffee.

With no onward chain, you could be moving in sooner than you think!

Key Features

Generous Corner Plot with Potential

3 Bedrooms

Lounge/Diner PLUS Sun Room

Kitchen PLUS Large Utility

Driveway Parking

2 Workshops

NO ONWARD CHAIN

About The Location

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 Porch

uPVC double glazed door leading into the porch.
uPVC double glazed windows to front and side.
Area housing the oil fired central heating boiler.
Opening into:

Hallway

Stairs to first floor with 2 understairs storage cupboards. Central heating radiator. Glazed doors to the lounge/dining room and kitchen.

Lounge/Dining Room

21' 4" x 11' 10" (6.5m x 3.6m)

narrowing to 9' 2" (2.8m) at dining end

Generous natural light from the uPVC double glazed window to the front and sliding patio doors to the rear, leading to the sun room. Two central heating radiators. Wood fire surround.

Sun Room

9' 2" x 8' 6" (2.8m x 2.6m)

Dwarf wall construction with uPVC double glazed windows to three sides. Central heating radiator. uPVC double glazed door to the garden.

Kitchen

9' 2" x 8' 10" (2.8m x 2.7m)

uPVC double glazed window to the rear. Range of wall, glass and base units with drawers in wood with marble effect worktops over. One and a half bowl white ceramic sink. Built-in electric over with gas hob over. uPVC double glazed door and step down to:

Utility Room

13' 9" x 9' 10" (4.2m x 3.0m)

Generous utility with a range of wall and base units with worktops over. Space and plumbing for a washing machine. Space for tumble dryer. Space for fridge freezer. uPVC double glazed window and door to front, leading to a covered seating area. uPVC double glazed door to rear leading to the garden.

First Floor Landing

uPVC double glazed window to the side. Access via a pull-down ladder to an insulated and partially boarded loft. Doors to all bedrooms and wet room.

Wet Room

uPVC double glazed window to the rear elevation. Shower, low level WC and wash-hand basin. Central heating radiator. Extractor. Fully tiled walls. Wet room flooring.

Bedroom

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

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

Bedroom

8' 10" x 8' 10" (2.7m x 2.7m)

plus door recess

uPVC double glazed window to the rear elevation with far reaching country views. Built-in double wardrobe and storage. Central heating radiator.

Bedroom

8' 6" x 6' 7" (2.6m x 2.0m)

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

Exterior

To the front of the property is an area of shingle with established shrubs. To the side of the property is an area of lawn, with summer house and shrubs to the boundaries. The garden continues with a flower border, oil tank and greenhouse. A covered seating area looks over a pond. Doors lead to the workshop, with power and light, utility and entrance.

To the rear of the property is a paved seating area with an area of shingle and established shrubs. There is also a further workshop with power and light.

Parking

Double gates lead to a parking area to the front of the property.

Additional Information

EPC 'C'

Council Tax Band 'B'

Services – Oil Fired Central Heating, Mains Drainage, Gas bottles (hob)

Solar Panels - Owned

Property Age – 1960s

Tenure – Freehold

Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office 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.



Porch and Hallway



Lounge



Sun Room



Kitchen



Utility Room



Bedroom Front

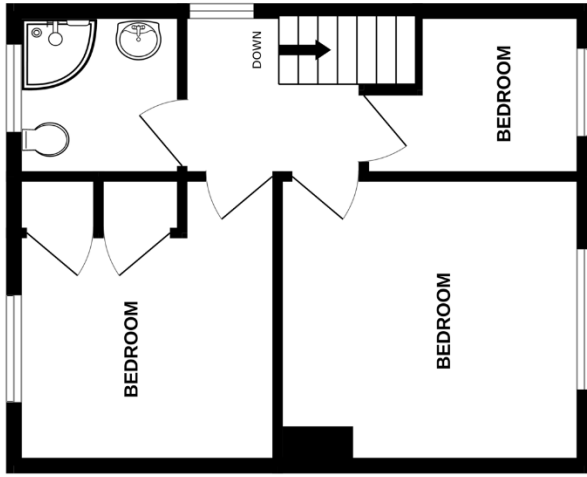


Covered Seating



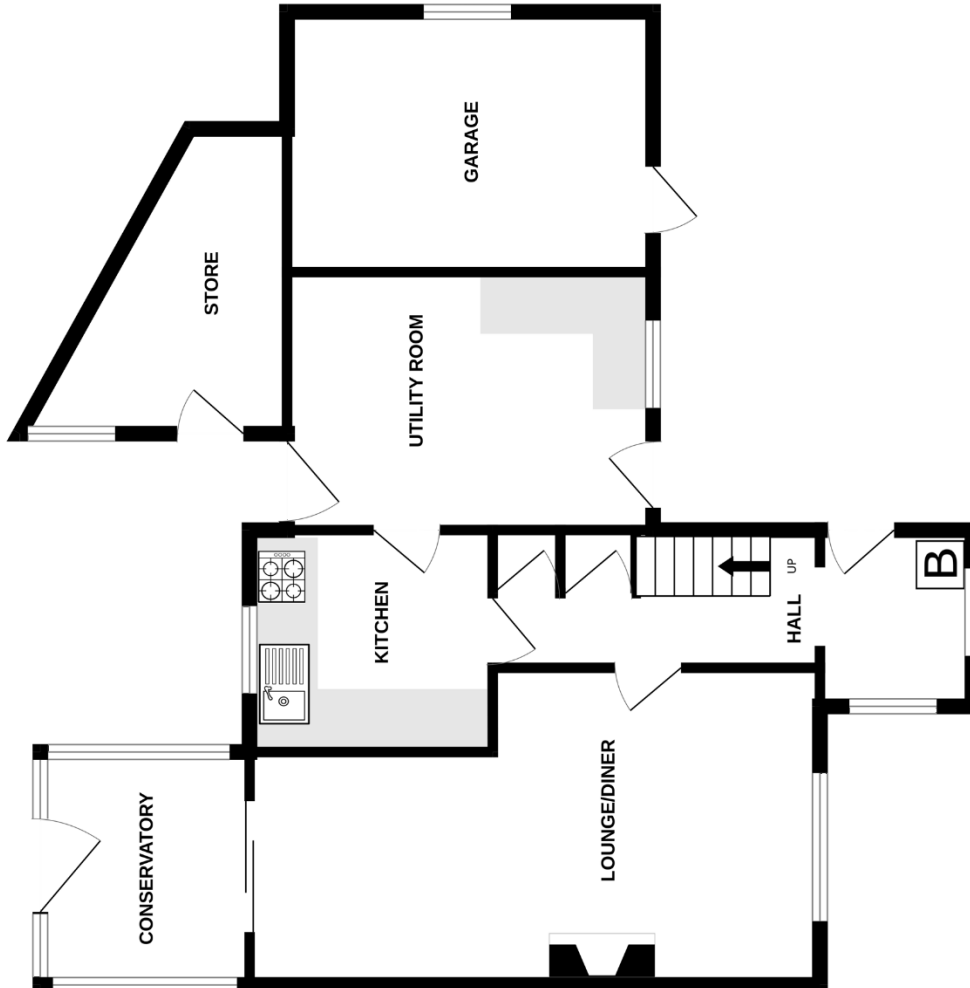
Summerhouse

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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