

# Burrows ESTATE AGENTS

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## 3 Springfield Way, Roche, St. Austell, Cornwall, PL26 8EN



**£229,950**

- Available vacant possession, no ongoing chain
- Recently updated and improved
- Situated within popular rural village location of Roche
- Entrance porch, open plan kitchen, lounge/dining room
- 2 bedrooms, modern fitted bathroom suite
- Double glazed
- Electric heating
- Integral garage, brick paved driveway/hard standing parking to front
- Recently landscaped lawn and timber decked garden to rear

Available with no ongoing chain is this modern 2 bedroom terraced house having been recently updated to provide contemporary open plan living accommodation, ample parking and enclosed landscaped garden.

The property provides light, modern and low maintenance accommodation with pebble dash elevations and UPVC windows, fascias and soffits to the external, having been recently installed. Internally, there are modern electric Dimplex Quantum heaters downstairs and electric panel heaters upstairs. Air conditioning units to the living area and main bedroom, recently updated bathroom, Drimaster cold air circulation system and electric roll top door to garage.

In brief, the accommodation comprises of entrance hall, open plan kitchen through lounge/dining room with patio doors enjoying rear garden outlook. To the first floor are two bedrooms and a bathroom. There is also an integral garage.

Outside, there is a brick paved driveway/hard standing parking for 3 vehicles. The garden is to the rear where there is an expanse of lawn with shrub features, and a raised timber decked area with inset pond and pergola with timber fencing to boundaries.

Located in the heart of the popular rural village of Roche, being a short walk from the primary school, local pub, post office, pharmacy, fish and chip shop and local convenience store. Roche is approximately 5 miles from St Austell's main town centre and 15 miles from Newquay and benefits from convenient access to the A30.

## Accommodation

**Front Entrance** Part patterned glazed door to entrance hall.

**Entrance Hall** Modern electric Quantum Dimplex heater, light grey wood effect laminate laid flooring. Telephone point. Door to kitchen, through lounge/dining room. Door to integral garage.

**Kitchen through  
Lounge/Dining  
room**

**Kitchen** 8' 0" x 7' 3" (2.44m x 2.21m) Fitted with a range of base and wall units, providing cupboard and drawer storage, working surface over with part tiled walling adjacent and inset sink unit. Cooker space, space and plumbing for washing machine and space and plumbing for slim line dishwasher. Fridge freezer space, window to front, extractor fan and opening to lounge/dining room.

**Lounge/Dining  
Room** 18' 0" x 12' 7" (5.48m x 3.83m) Maximum including staircase to first floor. Light grey wood effect laminate laid flooring, wall mounted air conditioning unit. Dimplex Quantum electric heater, door to rear garden, TV aerial point.

**Landing** Doors off to both bedrooms and bathroom.

**Bedroom 1** 12' 0" x 9' 9" (3.65m x 2.97m) Electric wall mounted heater and air conditioning unit. Light grey wood effect laminate laid flooring.



**Bedroom 2**

9' 1" x 8' 3" (2.77m x 2.51m) Plus door to cupboard over staircase bulkhead and door to airing cupboard, housing hot water cylinder. Light grey wood effect laminate laid flooring. Electric wall mounted heater and window to rear.

**Bathroom**

6' 5" x 5' 6" (1.95m x 1.68m) Fitted with a stylish suite comprising jacuzzi bath, wash basin with vanity unit under incorporating concealed WC. Tiled grey walls, tiled flooring, towel radiator, extractor fan and patterned glazed window to side.

**Outside**

To the front there is a brick paved driveway/hard standing parking with gravelled border and stone walling, door to front entrance and electric roller door to garage. The main garden is to the rear where there is a concrete patio area off the living room, with flower bed borders, expanse of lawn and steps leading up to a timber decked area with inset pond and pergola feature. Timber fencing to boundaries. Timber garden shed.

**Garage**

18' 0" x 8' 8" (5.48m x 2.64m) Electric roll top door. Light and power connected. Pedestrian door to rear leading to garden.

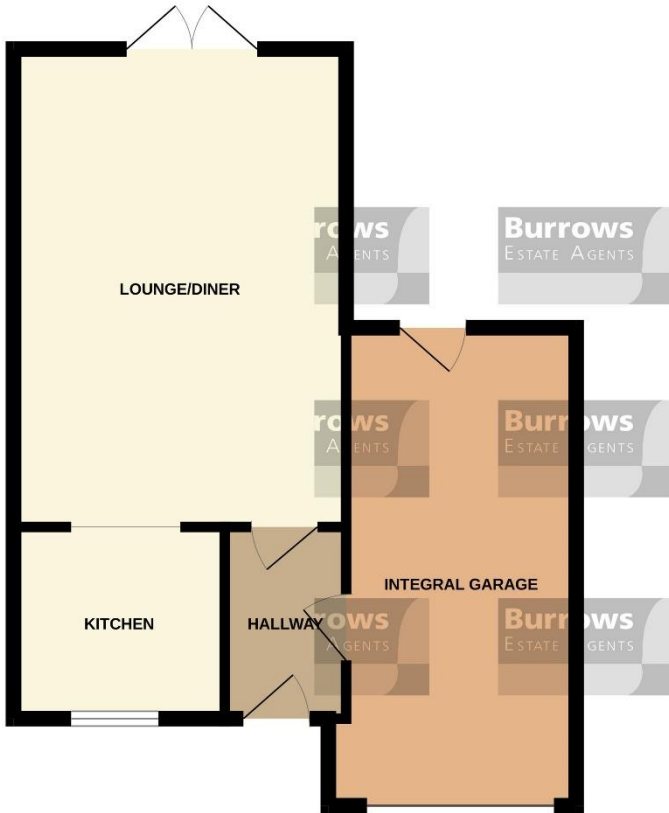
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band A correct as at August 2023

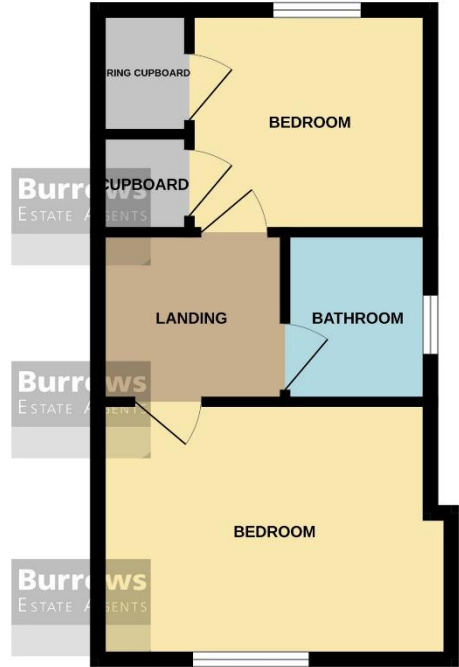
Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.

GROUND FLOOR



1ST 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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