



MAY WHETTER & GROSE

**55 MAYFIELD DRIVE, ROCHE, PL26 8JP
OFFERS IN EXCESS OF £250,000**



A WELL PRESENTED CHAIN FREE SEMI DETACHED HOUSE WITH TWO DOUBLE BEDROOMS. FORMERLY A THREE BEDROOM PROPERTY. FURTHER BENEFITS INCLUDE GARAGE AND OFF ROAD PARKING. THE WELL PRESENTED HOME OCCUPIES A NO THROUGH ROAD SETTING AND OFFERS WELL STOCKED FRONT AND REAR GARDENS, THE REAR GARDEN BACKS ONTO OPEN FIELDS. WITH ELECTRIC HEATING THROUGHOUT AND UPVC DOUBLE GLAZING, AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS PROPERTY AND ITS TUCKED AWAY LOCATION. EPC - D
SEE AGENTS NOTES



Location

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 new road into the village, heading along Trezaise Road for approximately ¼ mile until you come to the football fields and playing fields on your right hand side and a mini roundabout. Go across the mini roundabout past the Rock Inn on your right and just before the Fish and Chip shop turn right and then take the next left into Mayfield Drive. Follow the road all the way down and through the development and as the road winds down you will notice a communal park and pond area plus two large central islands within the road. Carry on where 55 Mayfield Drive will be located on your right hand side just before the left bend towards the end of the no through road.

Accommodation

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

Upvc double glazed door with upper obscure glazing allows external access into entrance hall.

Entrance Hall

12'4" x 7'2" (3.78 x 2.20)



Doors through to kitchen, lounge, WC and internal door to attached garage. Carpeted flooring. Carpeted stairs to first floor. Door allowing access to the under stairs storage. Wall mounted electric night storage heater. Telephone point.

W.C.

5'10" x 3'2" (1.78 x 0.97)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece champagne WC suite comprising low level WC and hand wash basin. Tiled walls to water sensitive areas. Vinyl flooring. Textured ceiling.

Kitchen

12'5" x 7'11" (3.79 x 2.43)



Upvc double glazed window to front elevation. Opening through to lounge. Matching wall and base kitchen units, roll top work surfaces, composite one and half bowl sink with matching draining board and central mixer tap. Fitted four ring electric hob with extractor hood above. Fitted electric oven with in-built grill over. Space for washing machine, fridge, freezer and occasional dining table. Tiled carpeted flooring. Textured ceiling. Fitted extractor fan. Tiled walls to water sensitive areas.

Lounge

15'7" x 12'8" (4.76 x 3.88)



Upvc double glazed window to rear elevation and Upvc double glazed patio doors to rear elevation providing access to the enclosed private rear garden. Carpeted flooring. Focal slate fronted fireplace with inset electric fire and wooden mantle and display shelves to the sides. Television aerial points. Wall mounted electric heater. Textured ceiling. Door through to dining room.

Dining Room

10'9" x 8'3" (3.29 x 2.52)



Upvc double glazed window to rear elevation overlooking open fields to the left hand side of the property. Carpeted flooring. Textured ceiling. Wall mounted electric heater. This room would serve a multitude of purposes.

Landing

11'8" x 6'5" (3.57 x 1.98)



Doors to bedrooms one, two and wet room. Additional door opens to provide access to the airing cupboard housing the hot water tank. Loft access hatch. Agents Note: At the top of the stairs, to the left hand side of the light switch this is where the original door into the third bedroom once was, this room has now been incorporated into bedroom one.

Bedroom One

15'7" x 13'6" (4.76 x 4.14)



Two Upvc double glazed windows to rear elevation with delightful views. Carpeted flooring. Wall mounted electric heater. Textured ceiling.

Bedroom Two

11'6" x 8'8" - max (3.52 x 2.65 - max)



Upvc double glazed window to front elevation. Carpeted flooring. Wall mounted electric heater. Textured ceiling.

Wet Room

6'5" x 5'4" (1.96 x 1.65)



Upvc double glazed window to front elevation with obscure glazing. Updated wet room offering pedestal hand wash basin, low level flush WC with dual flush technology, and open shower area with wall mounted low level disability friendly shower, with fitted shower seat and grab rails. Water resistant cladding to walls. Non slip flooring. Heated towel rail. Textured ceiling. Fitted extractor. Wall mounted electric heater. Wall mounted light with electric plug in shaver point. Part tiled walls to rear of hand wash basin.

Outside

Located towards the end of Mayfield Drive, which is a no through road and located on the right hand side of the road just after the open green area. To the front a brick drive allows off road parking for one vehicle and provides access to the garage.

To the left hand side a wooden gate opens to provide access to the rear garden. The brick drive flows across the front of the property providing a walkway, to the left of this are a number of evergreen shrubs and to the right of the drive is an area of pebbles also well stocked with an array of evergreen plants and shrubs.

Garage

17'11" x 8'9" (5.48 x 2.67)



Electric remote controlled door. Wood frame door to the side elevation with inset single glazing providing external access. To the rear of the garage the previous owners have created a work space area with upright freezer to the left hand side. The garage benefits from light and power and offers eaves storage. The mains fuse box is located within the garage.



As previously mentioned either accessed via the lounge or via the side gate is the enclosed rear garden. Immediately to the rear of the property is a hard standing walkway providing access, off the lounge is an elevated decked area, slate steps then lead down to a sunken area of lawn.

A delightful feature of the property is the stream that

runs across the rear boundary and down the left hand side. Agents Note: The current owners advise they have never had any issues obtaining insurance with the stream behind the property.

To the far left hand corner between the grass and the stream is a stone chipped area, referred to as "The Beach". There is a further slate hexagonal patio area to the left hand side.

Steps then lead up from this and joins the hard standing walkway which flows across the left hand side of the property and to the left hand side looking from the front, there is a paved patio area complete with external store and outdoor tap. As previously mentioned this is where the side door leads into the garage.

Boundaries are clearly defined with a slate stone wall to the left hand side which then becomes a Cornish Hedge part way down, the rear boundary is in the form of the Cornish Hedge. To the right hand side is a wooden fence all combine to provide a great deal of privacy. The rear garden is well stocked and needs to be viewed to fully appreciated.





Council Tax Band - C

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

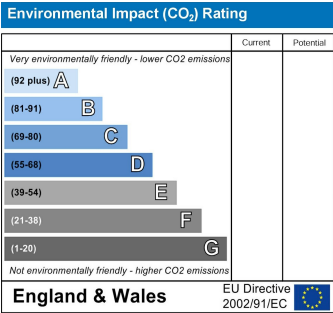
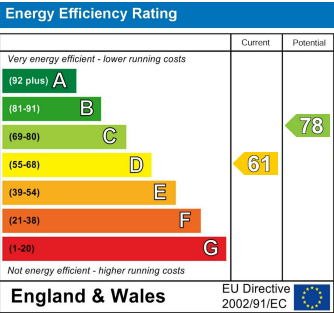
Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

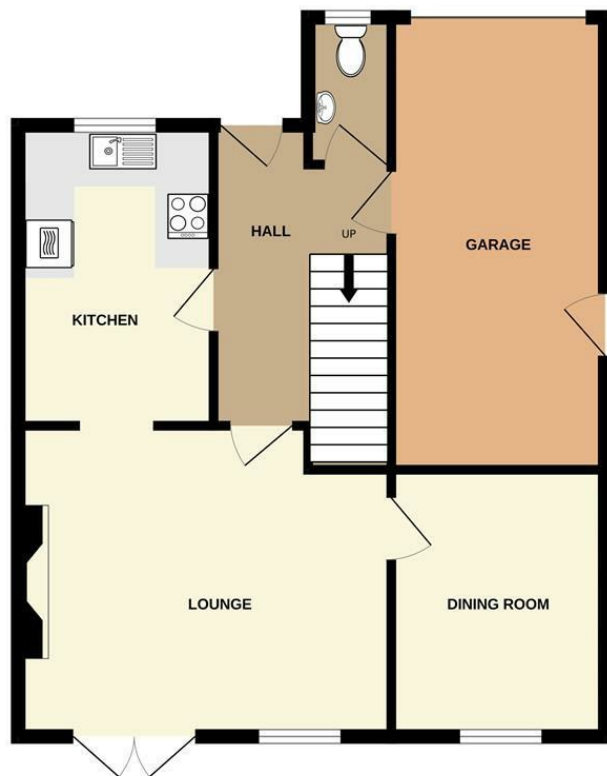
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
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Agents Note

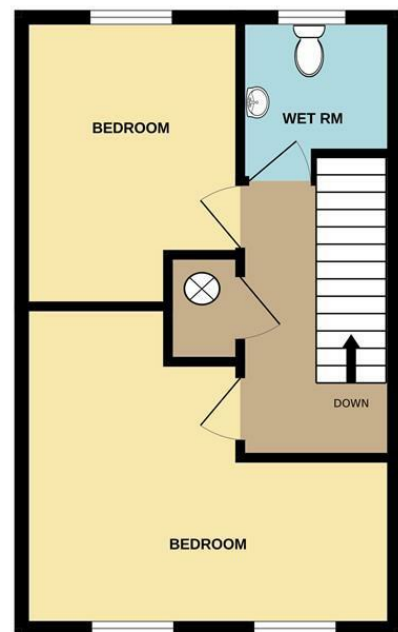




GROUND FLOOR



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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