



MAY WHETTER & GROSE

4 KEW KERNOW, ROCHE, PL26 8FB OFFERS IN EXCESS OF £385,000



CURRENTLY UNDER CONSTRUCTION. A STUNNING HIGH END FINISHED FOUR BEDROOM SPACIOUS SEMI DETACHED FAMILY RESIDENCE WHICH FORMS PART OF A SMALL SELECT DEVELOPMENT OF SEVEN EXCLUSIVE HOMES. LOCATED WITHIN THE SOUGHT AFTER VILLAGE OF ROCHE WITH LOCAL AMENITIES, FOOTBALL AND CRICKET CLUB, PRIMARY SCHOOL AND HISTORIC ROCHE ROCK. ALL WITHIN EASY ACCESS OF THE A30, BOTH NORTH AND SOUTH COASTS. THOUGHTFULLY DESIGNED AND LAID OUT TO INCORPORATE SPACIOUS LIVING WITH LOUNGE, KITCHEN/DINER, INTEGRAL GARAGE AND CLOAKROOM TO THE GROUND FLOOR, FOUR DOUBLE BEDROOMS TO THE FIRST, PRINCIPAL WITH EN-SUITE AND GENEROUS SIZE FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER. AMPLE DRIVEWAY PARKING, FRONT AND REAR GARDENS. ALL FINISHED TO A HIGH QUALITY THROUGHOUT. EPC - AWAITED

SEE AGENTS NOTES



Location

Roche is a popular village situated 6 miles North of St Austell and within 1½ miles of the main A30, giving access towards the Cathedral City of Truro approximately 15 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 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 out to the village of Roche, from the distributor road, at the roundabout take the third exit sign posted Trezaise. Head up the hill taking the left hand turn onto Trezaise Road into the village. Follow the road along past the Cricket and Football Club on your right and Children's playpark, at the mini roundabout turn right and then past Roche Primary School on your left hand side, Roche Rock will appear on the right hand side. Just past the School turn left into the residential development sign posted St Michaels Way follow the road along for approximately 400 yards the development of Kew Kernow will appear in the far right hand corner. Boards will be erected for convenience.

Accommodation

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

To the front a driveway leads to an attractive pillared tiled canopy with outside courtesy lighting. Door opens into entrance hall.

Entrance Hall

Turning stair case to the first floor with open storage beneath. Doors to down stairs living accommodation and one into cloakroom/WC.

Cloakroom/WC

2'9" x 5'1" - max (0.85 x 1.56 - max)

With frosted double glazed window to front. Corner hand basin and WC.

Lounge

11'4" x 13'2" - max (3.47 x 4.02 - max)

Double glazed window to the front. An ample array of double wall mounted sockets, both TV and telephone points. Recessed spotlighting.

Kitchen/Diner

11'3" x 18'10" - max (3.44 x 5.76 - max)

Bi fold doors open out onto a paved patio and onto an

area of open lawn. Further double glazed window within the kitchen, door into the cupboard housing the underfloor heating system and ideal for additional storage. Integral door through into the garage.

Garage

9'10" x 18'8" - max (3.01 x 5.71 - max)

Up and over door to the front. Double glazed door to the rear. Utility area.

Carpeted stair case turning to the first floor landing. Doors to all four bedrooms, bathroom and one into large deep recessed storage cupboard.

Principal Bedroom

10'4" x 12'10" - max (3.17 x 3.92 - max)

Double glazed window enjoying an outlook with some far reaching countryside views and down over the garden. An ample array of wall mounted sockets plus TV point. Door through to spacious en-suite.

En-Suite

5'2" x 10'4" (1.59 x 3.17)

Double glazed window to the front, once open enjoying some far reaching views up over the countryside and County of Cornwall.

Bedroom

Bedroom

Bedroom

Outside

Laid to lawn to the front with driveway and parking for numerous vehicles.

To the rear a patio with lawn and fence panel surround.

Council Tax Band - TBC

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

Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

There is a management company for the development. An annual contribution of approximately £100 per property will be payable, this will be in respect of maintenance of estate road and up keep of any communal areas.

Electric Connection Point for Car Charger

Developers Specification List

J J Jones & Sons (St Austell) Ltd are very proud to offer these 10 high quality homes on a select development in Roche. Each home has been designed and specified to the highest standard and built by one of Cornwall longest established building contractors and developers who has a reputation for quality and workmanship and being one of the very best since 1910.

- Designed to be very energy efficient with very low running costs.
 - Mitsubishi Eco friendly Air source heat pump
 - 210L Gledhill Unvented water cylinder
 - Large P bath with Shower for comfortable showering
 - Underfloor Heating on ground floor with Radiators on first floor
 - Temperature control states
 - 10 Year warranty on windows & doors with energy A rating.
 - Parking for 2 cars, charcoal paving to rear and paths.
 - Quality shower screens with shower head & hand shower
 - Individual design bathroom and fittings by Kartell UK
 - Detailed wall tiling
 - Quality floor finishes
 - Oak doors with brushed nickel Ironmongery
 - High quality designer kitchens and worktops, optional stonework tops, upstands
 - Hoover Integrated Appliances, fridge freezer, single oven, induction hob, 10-year warranty
 - Elica hidden Cooker hood and stainless-steel splash back
 - No handles on wall units, push to open catches.
 - Low energy Downlights on ground floor
 - PIR lighting externally
 - Designed cupboard spaces (on some house types).
 - High quality premium Cormar carpets
 - Timber fencing with turfed lawns.
 - Large patio and garden area with car parking and street parking
- Oak Porch with stainless steel feet

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

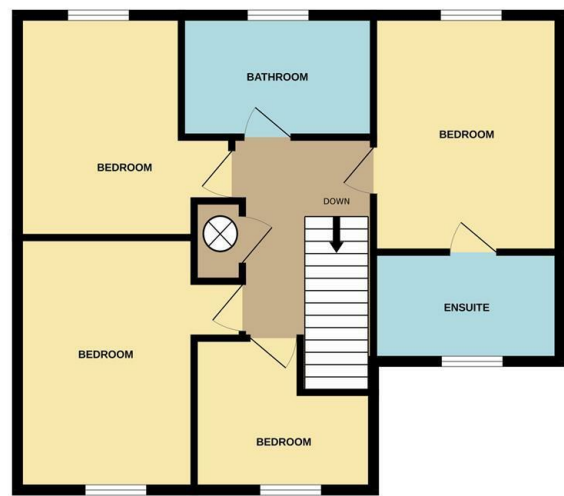
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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