



MAY WHETTER & GROSE

5 KEW KERNOW, ROCHE, PL26 8FB OFFERS IN EXCESS OF £325,000



BUILT BY AN RESPECTED INDEPENDENT LOCAL DEVELOPER, A SHORT WALKING DISTANCE FROM THE HEART OF THE VILLAGE OF ROCHE AND ITS LOCAL AMENITIES AND SCHOOLING, IS THIS STUNNING FAMILY RESIDENCE WHICH FORMS PART OF A SMALL SELECT DEVELOPMENT OF SEVEN HIGH END FINISHED HOMES. THOUGHTFULLY DESIGNED AND LAID OUT AND WITH A GENEROUS SIZE ENCLOSED LEVEL REAR GARDEN AND GARAGE TO THE SIDE. INTERNAL SPACE OF LOUNGE, KITCHEN/DINER, CLOAKROOM/WC AND THREE BEDROOMS, PRINCIPAL EN-SUITE AND FAMILY BATHROOM TO THE FIRST FLOOR. ALL COMES WITH THE PIECE OF MIND OF A 10 YEAR WARRANTY, IN-BUILT APPLIANCES AND SUSTAINABLE RUNNING COSTS WITH AIR SOURCE HEATING. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE THE STANDARD OF FINISH THROUGHOUT, WONDERFUL POSITION WITHIN EASY REACH OF BOTH NORTH AND SOUTH COASTS AND THE MAIN A30. 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 Trunk Road, 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 near vicinity including the Goss Moor trails with the historic Roche Rock, both the Eden Project and Lost Gardens of Heligan are only a short drive away. St Austell town centre offers shopping, recreational facilities, 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. Also a wonderful location to explore both the North and South Coasts.

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 level paved entrance with attractive timber and slate built covered canopy with outside courtesy lighting to both sides, leading through into entrance hall.

Entrance Hall



The high standard of finish can be seen throughout with the doors, handles and floor covering. From the entrance hall there are doors into cloakroom/WC and airing cupboard. Turning stair case with generous size window offering additional further natural light and an outlook. Low level under stairs storage.

Cloakroom/WC

2'10" x 5'3" (0.88 x 1.62)



WC and hand basin with white gloss vanity floating storage cabinet beneath and tiled splashback. Frosted glazed window to the front. Ceiling mounted extractor and recessed spotlights.

Lounge

9'3" x 15'3" - max (2.82 x 4.67 - max)



A great deal of natural light from front to back from double glazed window to the front and double doors leading out onto the large level rear garden. Further lighting provided by recessed spotlights and there are five double wall mounted sockets plus TV and Telephone point. Wide open arch leads through into the kitchen/diner.



Kitchen/Diner

15'3" x 8'10" - max (4.67 x 2.71 - max)



Beautifully appointed with a two tone comprehensive range of wall and base units with slow close doors and drawers, incorporates fridge/freezer, eye level integrated oven with hob opposite and extractor, dishwasher and washing machine. All finished with stonework surface and matching splashback incorporating stainless steel sink and matching drainer with mixer tap with double glazed window above. Complimented with wood effect strip wood flooring which continues through from the main hallway. Recessed spotlights. Double doors lead out onto the garden.



Stair case to the first floor. Doors to all three bedrooms, family bathroom. Access into loft and door into recessed storage.



En-Suite

5'0" x 8'11" (1.53 x 2.74)



Large frosted glazed window, once open has views up over the County and down over the garden. Hand basin with white gloss vanity storage beneath, low level WC and part tiled splashback with touch lit vanity mirror above. Large door into one and half size shower cubicle with integrated shower system and rain effect shower head and separate attachment. Chrome towel rail. Tile effect flooring covering.

Bedroom

8'7" x 6'10" - max (2.64 x 2.09 - max)



Principal Bedroom

8'11" x 9'11" - max (2.74 x 3.03 - max)



Double glazed window to the front with views of Roche Rock and deep display sill and radiator beneath. Four double wall mounted sockets with high level TV point. Door into en-suite.

Situated to the front with double glazed window with deep display sill and radiator beneath.

Bedroom

8'0" x 9'4" (2.45 x 2.85)



Four double wall mounted sockets, high level TV point. Double glazed window to the front with radiator beneath.

Family Bathroom

5'2" x 6'10" - max (1.59 x 2.10 - max)



Frosted double glazed window to the rear with deep display sill. Low level WC. Chrome heated towel rail. Panelled bath with curved glazed shower screen, integrated shower system. Recessed spotlights. Ceiling mounted extractor. Touch lit vanity mirror above the hand basin with storage beneath.

Outside



To the front there are areas of level lawn to both sides of the front entrance, with driveway to the right giving access to the garage.

Garage

Up and over door, eaves storage. Double glazed door to the rear giving access to the rear garden.



The rear garden can be accessed from either the lounge or kitchen/diner, leads out onto a paved patio area which runs across the rear of the property with outside power sockets, tap and courtesy lighting. An expanse of open lawn bordered to both sides by high level strip wood fence panelling providing a good degree of screening and privacy with the backdrop of a Cornish hedgerow. Due to its position the garden offers a great deal of sun throughout the afternoon and into the evening, whilst being safe and secure for children and pets.



- 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 oven, washing machine and dishwasher, 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

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

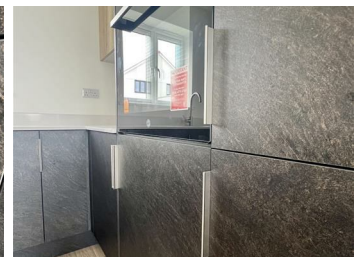
Tel: 01726 73501 Email: sales@maywhetter.co.uk

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.

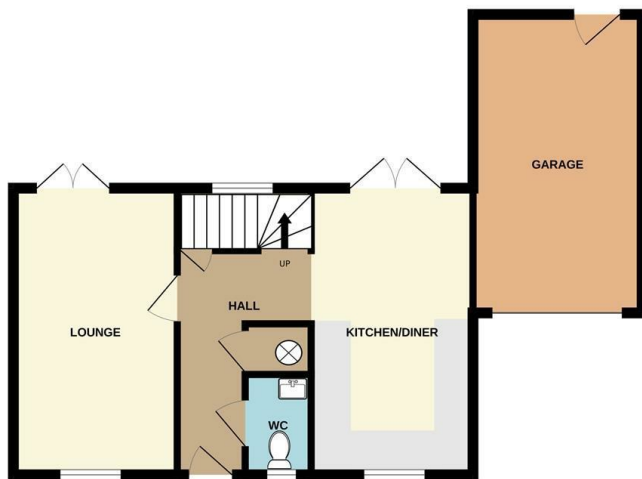


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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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