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37 Fore Street, St. Austell PL26 8EP

£215,000

A HIGH QUALITY, THREE-YEAR-OLD STONE-FRONTED MODERN HOME WITH A CAR PORT, BUILT TO A HIGH SPECIFICATION BY A REPUTABLE LOCAL BUILDER. SET WITHIN THE POPULAR AND WELL-CONNECTED VILLAGE OF ROCHE, JUST MINUTES FROM THE A30 – IDEAL FOR ACCESS TO LOCAL AMENITIES AND COMMUTING.

PROPERTY TYPE: House - Semi-Detached

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 2

FEATURES:

- TWO BEDROOM SEMI DETACHED HOUSE
- CAR PORT
- NEAT, ENCLOSED REAR GARDEN
- AIR SOURCE HEAT PUMP WITH UNDER FLOOR HEATING ON THE GROUND FLOOR
- CONVENIENTLY LOCATED WITH EASY ACCESS TO THE A30
- RECENTLY BY-PASSED VILLAGE ENSURING MUCH LESS PASSING TRAFFIC
- SPACIOUS, WELL PROPORTIONED ACCOMMODATION

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DESCRIPTION:

Roche is a welcoming village nestled in the heart of Cornwall, celebrated for its close-knit community and deep-rooted history. Set amidst beautiful countryside, it offers a peaceful lifestyle with the convenience of nearby amenities, including local shops, schools, and a health centre. Thanks to its central location and proximity to the A30, Roche enjoys strong transport connections to larger towns like St. Austell and Truro, as well as Cornwall's breathtaking coastline and renowned landmarks. A standout feature of the village is Roche Rock – a dramatic granite formation crowned with the ruins of a medieval chapel, lending the area a distinct and memorable charm.

This beautifully maintained, three-year-old semi-detached home offers stylish, modern living in a convenient location. Lovingly cared for by the current owners, Number 37 Fore Street combines high-quality finishes with thoughtful upgrades for comfort and energy efficiency. Built by a long-established, reputable local building contractor known for their high-specification finishes. Features include a striking stone-fronted exterior, traditional Cornish walling, granite lintels, slate window sills, and a stunning glass balustrade staircase – all of which reflect the builder's commitment to exceptional craftsmanship.

Step through the front door into a brilliant open-plan space, offering ample room for both lounge and dining furniture. Thanks to its dual-aspect design, the main living area is filled with natural light throughout the day. Just off the lounge is a convenient cloakroom with a front-facing window, while the contemporary kitchen boasts a sleek range of light grey gloss units, an integrated electric oven and hob, fridge freezer, and dishwasher. There is also space for a washing machine and a rear door providing easy access to the garden – perfect for summer entertaining or relaxed evenings outdoors.

Upstairs, a spacious and airy landing gives access to two generous double bedrooms. The front-facing bedroom features a built-in cupboard housing the water tank, while the rear bedroom enjoys a bright dual-aspect outlook. Both rooms are immaculately presented and offer plenty of space for bedroom furniture. The family bathroom is tastefully finished with a full-size bath and electric shower over.

This home has been completed to a high standard throughout, with efficient and modern features such as an air source heat pump, underfloor heating on the ground floor, and radiators upstairs. In addition, the current owners have upgraded the windows to acoustic double glazing, and the property benefits from solid oak internal doors throughout.

The rear garden is private, sunny, and fully enclosed. It features a large patio area and ample space for potted plants or outdoor seating. From the rear garden, there is direct access to the carport, providing practical and secure off-road parking.

A superb opportunity to acquire a stylish, energy-efficient home built to an exceptional standard, in a highly sought-after location.

There's a freehold management charge of £350.00 per year (approx)

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Lounge Area
4.90m x 4.34m (16'1 x 14'3)

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Kitchen Area
4.88m x 2.03m (16'0 x 6'8)

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Claokroom
1.52m x 1.27m (5'0 x 4'2)

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Bedroom 1
4.78m x 2.08m (15'8 x 6'10)

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Bedroom 2
3.23m x 2.49m (10'7 x 8'2)

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Bathroom
3.12m x 1.83m (10'3 x 6'0)

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Car Port
4.85m x 3.15m (15'11 x 10'4)

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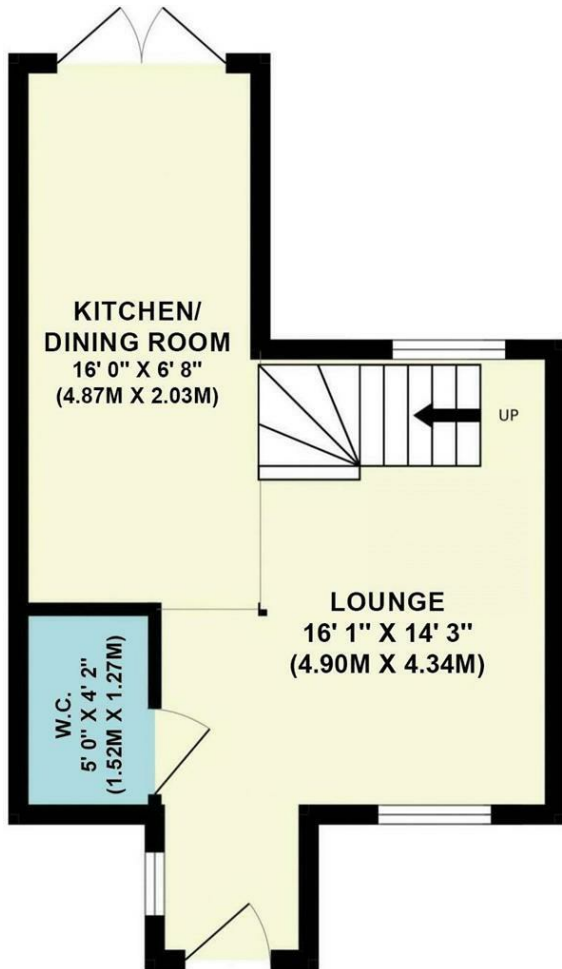
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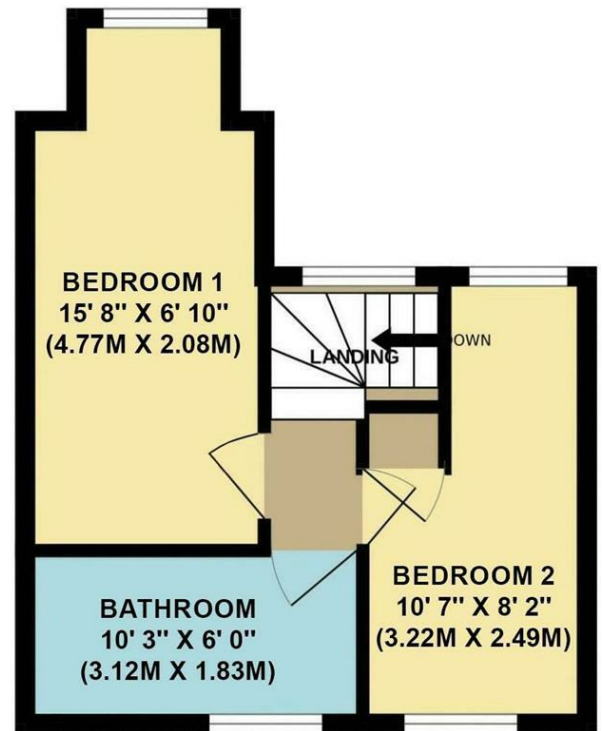
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FLOORPLAN:



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		99
	(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	(92-100) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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