



Description

An interesting opportunity to acquire a presently two bedroom chalet style bungalow, with level lawned gardens, a car port and on drive parking, set in a no-through road on the outskirts of the Cornish village of Roche and having the benefit of the flexibility of two planning permissions being already in place, offering the potential to build either a pair of three bedroom semi-detached properties, a three bedroom detached dormer bungalow, or just to live in and enjoy as it is.



Situated

The Cornish village of Roche is set in the heart of Cornwall, being readily accessible to the A30 and A38 road networks, being readily commutable to the nearby Cornish coastlines, the Eden Project and mainline railway stations. The village offers a range of bespoke shops, primary school and is readily commutable to the nearby town of St Austell offering educational, shopping and recreational facilities catering for all age groups.

Ground Floor – Existing Accommodation

Entrance Hall, sitting room, kitchen, two bedrooms and bathroom. Level lawned gardens, car port and on drive parking.

kitchen, bedroom 3/study and bathroom. First Floor: Landing, two bedrooms, master en-suite bathroom, dressing room and storage.

rooms and cloakrooms. First Floors: Landings, master bedroom with en-suite shower rooms, two further bedrooms, bathrooms and storage.

Planning Application PA20/07819

Demolition of existing dwelling and replacement with a dormer bungalow: Ground Floor: Entrance Hall, living/dining room with garden room off,

Planning Application PA22/08665

Demolition of existing dwelling and garage and construction of two x three bedroom houses. Comprising Ground Floors: Entrance hallways, open plan living room/kitchen/dining

Viewings

Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.



Note

Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

EPC Rating TBC

Council Tax Band A