

LOT
104

Penstraze Bungalow, Victoria, Roche, St. Austell, Cornwall PL26 8LG

GUIDE PRICE **£125,000+***

VACANT RESIDENTIAL

Description

A three bedroom, two reception room detached bungalow requiring refurbishment, with a sun room/conservatory. The property has a detached garage for repair/replacement and a range of useful outbuildings set in a plot size of 0.19 acres of mature gardens requiring formalisation. The property may also lend itself to further extension and possibly redevelopment, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.

Situated

Roche is a popular village situated 6 miles North of St Austell and within half a mile of the main A30 Trunk Road, giving access towards the cathedral city of Truro. There are local shops, amenities, a school, sporting facilities and a doctor's surgery all within a few minutes walk from the property. There are many fine walks to be enjoyed in the near 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.

Ground Floor

Entrance hall, sitting room, dining room, kitchen, sun room/conservatory, three bedrooms and bathroom.

Outside

Level gardens for formalisation, detached garage and useful outbuildings.

EPC Rating

TBC



Viewings

Strictly by prior appointment with Stratton Creber St Austell 01736 73254. General enquiries Countrywide Property Auctions 01395 275691.