



**Tremodrett
Roche
St Austell
Cornwall
PL26**

Offers in Excess of £590,000

bettermove

St Austell

Bettermove are proud to present this 4 bedroom semi-detached house in Roche, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and LPG heating throughout, with off street parking available via the driveway and car port.

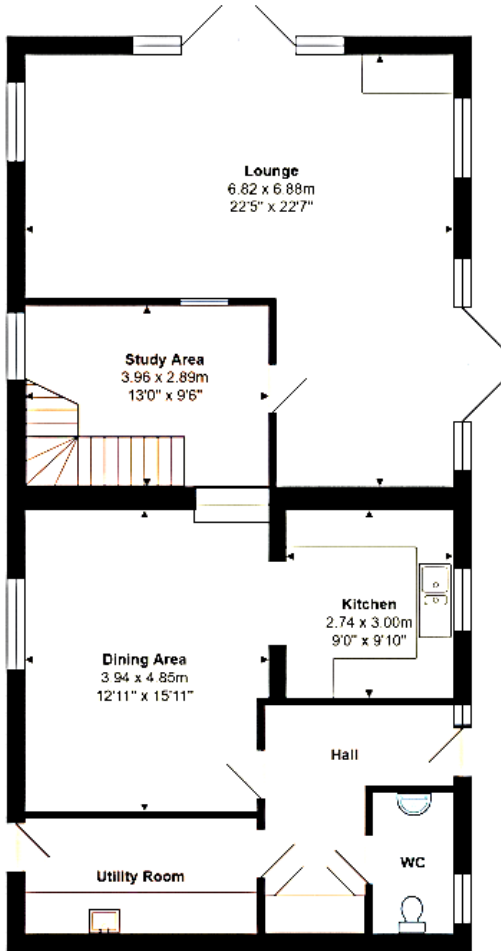
The council tax band is C.

The interior of this beautifully presented property comprises a spacious lounge with French doors and feature fireplace, dining room, fitted kitchen, utility room, study area and WC on the ground floor. The first floor consists of four bedrooms including a principal bedroom with dressing room and en-suite shower room, alongside a family bathroom. Situated within approximately 2.5 acres of land, the exterior boasts lawned and patio gardens, with storage areas and far-reaching countryside views, perfect for enjoying the summer months

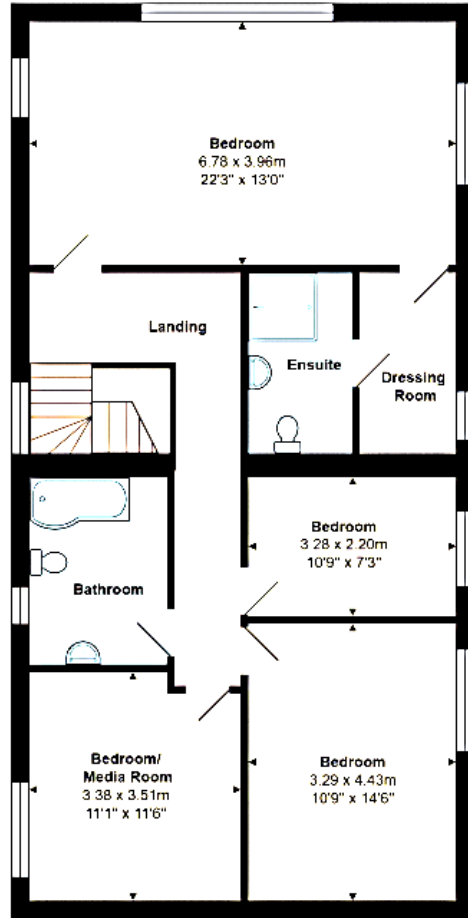
Located in the desirable rural hamlet of Roche, St Austell, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Roche Train Station, a variety of local bus routes, and quick access to the A30.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	78	84
England, Scotland & Wales		
EU Directive 2002/91/EC		



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