



**Tremodrett  
Roche  
St Austell  
Cornwall  
PL26**

**Offers in Excess of £430,000**

**bettermove**

## St Austell

Bettermove are proud to present this 4 bedroom detached barn conversion in Roche, available with no forward chain.

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

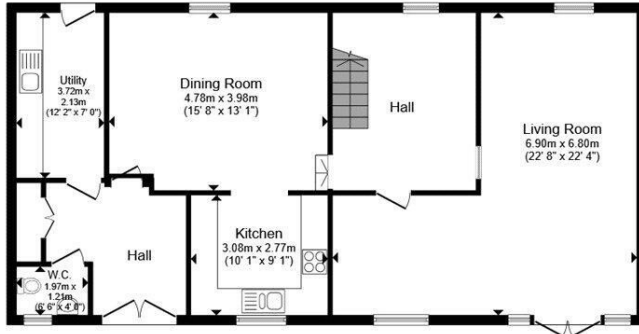
The council tax band is C.

The interior of this beautifully presented barn conversion comprises a spacious 'L' shaped living room, dining room, fitted kitchen, utility room and cloakroom on the ground floor. The first floor consists of four bedrooms, two with dressing rooms and en-suite bathrooms, alongside a family bathroom. The exterior boasts a lawned and patio rear garden with countryside views, perfect for enjoying the summer months.

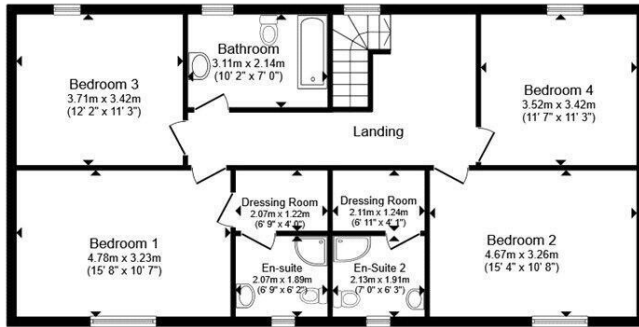
Located in the desirable rural hamlet of Roche, St Austell, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Roche Train Station, a variety of local bus routes, and quick access to the A30.

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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