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ACCOMMODATION
BUREAU

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£895 Per Month

Trezaise Road, Roche, St. Austell, PL26

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Property Description

Two Bedroom Chapel Conversion With Allocated Parking

A well maintained two bedroom mid-terrace house within a converted chapel in Roche, with allocated parking and a small outside area.

The property is situated in the village of Roche, within easy reach of local shops, schools and amenities, with convenient access to the A30 and St Austell. There is one allocated parking space and a small outside area to the front of the property. The front door can be reached by three steps or via a ramp.

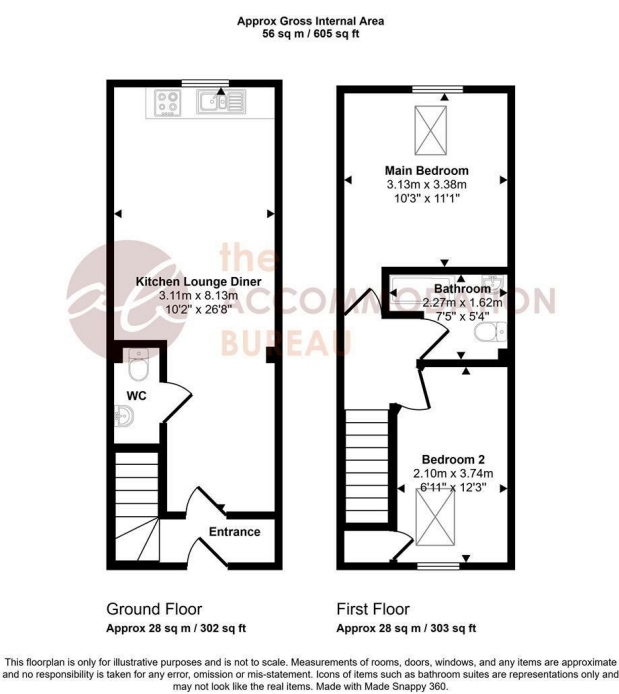
The entrance hall leads into an open plan lounge and kitchen, fitted with an electric oven and hob and space for appliances. There is also a downstairs W.C. Stairs from the hallway lead to the first floor, where there is one double bedroom, one single bedroom and a bathroom with a shower over the bath.

The property has electric panel heating throughout.

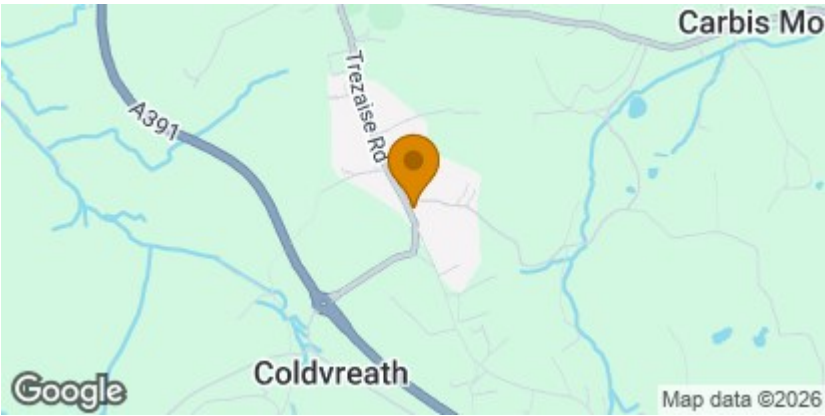
Energy rating D (59). Council Tax Band A. Holding Deposit £206. Total Deposit £1032.

Affordability guide: Based on a monthly rent of £895, you will need a combined household gross income of £26,850 per annum (£2,238 per month) to pass our referencing checks. If a guarantor is required, they will need a gross income of £32,220 per annum. These figures are based on standard criteria set by our referencing provider and apply equally regardless of income source. Please contact us if you require any clarification.

Floorplan



Location



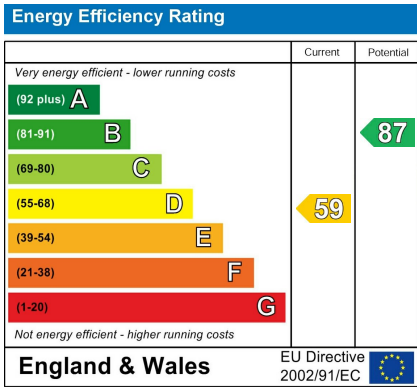
Features

- Village Location
- Electric Oven And Hob
- Allocated Parking Space
- Electric Panel Heating
- Chapel Conversion
- Downstairs W.C.
- Open Plan Living Area
- Shower Over Bath
- Small Outside Area
- Convenient A30 Access

Letting Information

Rent: £895 Per Month
Holding Deposit: 1 weeks' rent
Total Deposit Required: £1,032
Local Authority: Cornwall Council
Council Tax Band: A
Furnishing: Unfurnished
Available From: 14th September 2026

Energy Efficiency Rating



For further information, please call The Accommodation Bureau on 01208 78480.
7 Turf Street, Bodmin, PL31 2DJ. bodmin@theaccommodationbureau.com.

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. Prospective tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

