



**14 Bickland View, Falmouth, Cornwall**  
**TR11 5LP**



## PROPERTY DESCRIPTION

An opportunity to purchase this lovely two bedroom modern home is being offered for sale with the benefit of the remainder of the NHBC warranty. The property would make an ideal main home or investment property due to its low maintenance exterior finishes and modern interior fittings. This particular property has the added advantage of viewing towards a greenspace opposite, with further views towards Falmouth with glimpses of St Mawes Castle, this providing a real feeling of space,

The accommodation on the ground floor includes a light and airy open plan living room and kitchen that opens directly to the good sized rear garden. The lovely modern fitted kitchen benefits from fitted appliances including an oven, hob and cooker hood, whilst there is also a ground floor cloakroom/w.c.

The first floor provides two good sized double bedrooms and the main bathroom. The accommodation throughout is light and airy, is immaculately presented throughout and in our opinion is ready to move into. The property also has the benefits of double glazing and gas central heating.

Externally the property benefits from parking on a driveway set to the front of the property. At the rear of the property there is a lovely level enclosed and sunny rear garden.

If you are looking to purchase your first home, possibly considering downsizing or indeed looking to purchase a property as a rental investment then a viewing is highly recommended.

## FEATURES

- Immaculate Modern Home
- Two Double Bedrooms
- Modern Fitted Kitchen
- Sunny Rear Garden
- Double Glazing
- Gas Central Heating





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, part turn stairs ascending to the first floor landing, radiator, wall mounted consumer unit, panel door through to the open plan living room and kitchen.

### Open Plan Living Room/Kitchen

3.66m x 6.65m (12' 0" x 21' 10") A lovely light and airy full depth dual aspect space that enjoys views to the front whilst also providing direct access out to the rear garden.

Living Area: The living area is set to the rear and has French doors that open to the garden, two radiators, tv point, open access through to the kitchen area.

Kitchen Area: The kitchen is set to the front of the property and comprises a modern range of fitted floor, wall and drawer units with granite effect working surfaces over and tiled surrounds, fitted stainless steel oven with hob over and stainless steel cooker hood above, inset stainless steel sink and drainer unit with mixer tap over, space for washing machine, space for fridge freezer, fitted breakfast bar area with seating space below, double glazed window to the front.

### Cloakroom/W.C

Panel door from the kitchen area, comprising a white suite of a pedestal wash hand basin with tiled surround, low level w.c, tiled flooring, radiator, extractor fan.

### Landing

Part turn stairs that ascend from the entrance hallway, painted timber handrail and balustrade, access to the loft space, panel doors leading off to the bedrooms and bathroom.

### Bedroom One

2.36m x 3.68m (7' 9" x 12' 1") A good sized full width double bedroom that is set to the rear of the property. Panel door from the landing, double glazed window to the rear, radiator.

### Bedroom Two

2.29m x 3.66m (7' 6" x 12' 0") A second double bedroom that is set to the front of the property. Panel door from the landing, double glazed window to the front with far reaching views over greenspace towards Falmouth with glimpses of the water and St Mawes castle in the distance, radiator, wardrobe recess to one side, panel door to built in wardrobe/cupboard.



### Bathroom

Panel door from the landing. the bathroom comprises a modern white suite of a panel bath with tiled surrounds, chrome mixer shower over, glazed shower screen set to the side, pedestal wash hand basin, low level w.c, heated chrome towel rail, extractor fan, shaver socket.

### Driveway Parking

The property benefits from a tarmac driveway set to the front of the property, this providing one good sized space for one car. There is also unrestricted and visitors spaces on the road to the front of the property.

### Garden

The property benefits from a larger than average rear garden. the garden has had the rear paved terrace extended by the current owner, the owner has also laid a level area of artificial grass beyond this for ease of maintenance. The garden is fully enclosed, enjoys a good degree of privacy whilst it also enjoys the afternoon and evening sunshine.

### Additional Information

Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

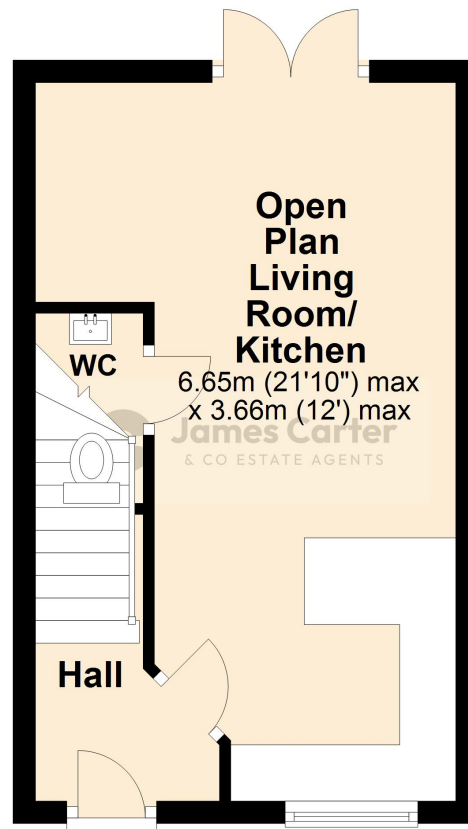
Council Tax- Band B Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		98
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

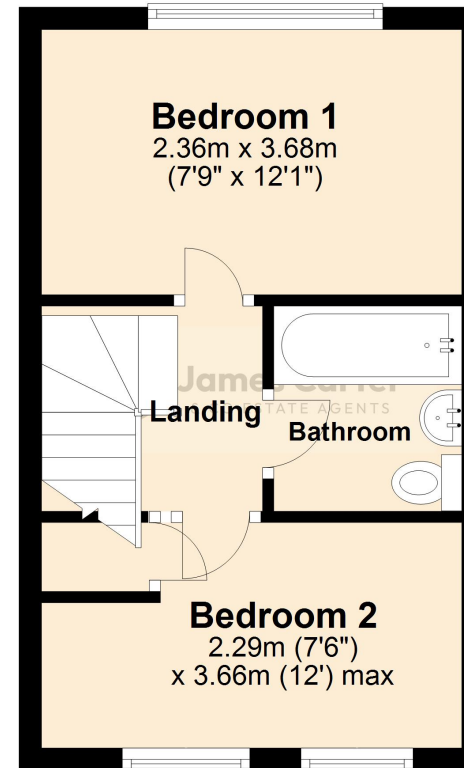
## Ground Floor

Approx. 24.0 sq. metres (258.1 sq. feet)



## First Floor

Approx. 24.5 sq. metres (263.5 sq. feet)



Total area: approx. 48.5 sq. metres (521.6 sq. feet)

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