

£425,000 Freehold



97 Rosva Morgowr, Falmouth, Cornwall
TR11 5GS



PROPERTY DESCRIPTION

We are incredibly pleased to have the opportunity to sell this immaculate four bedroom modern family home. The property is located on the very sought after Swanvale development in Falmouth. This particular property being set within a traffic free location and enjoying the most unusual benefit of gardens to three sides. the Swanvale development is situated to the rear of Swanpool beach and nature reserve.

Internally the property now benefits from a lovely living room that overlooks the green space opposite. There is a full width kitchen diner across the rear of the property, the kitchen area featuring high gloss units with integrated appliances. The dining area provides direct access out to the enclosed rear gardens via French doors.

The first floor continues with the spacious feel and provides three bedrooms on the first floor and also the modern main bathroom. The master bedroom suite is located on the second floor and is once more a generous double bedroom that enjoys views to both the front and rear, the front over the greenspace opposite and the rear over the gardens, it also benefits from an en-suite shower room.

Externally the property benefits from lovely enclosed gardens to three sides, these gardens enjoying a good deal of privacy whilst also enjoying the afternoon sunshine. The rear garden also provides access to the garage.

The property also benefits from double glazing and gas central heating.

A fine example of a modern town house property, situated in one of the nicest positions we have seen on the development. A viewing is very highly advised

FEATURES

- Semi Detached Modern Home
- Gardens To 3 Sides
- Traffic Free Location
- Four Bedrooms
- Double Glazing
- Garage And Parking





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, radiator with cover, stairs ascending to first floor landing, panel door through to the living room, additional panel door through to the cloakroom/ WC.

Cloakroom/ WC

Double glazed window to the front, suite comprising low level WC, wall hung wash hung basin with part tiled surround, radiator, wall mounted consumer unit.

Living Room

3.58m x 4.63m (11' 9" x 15' 2") Panel door from the entrance hallway, double glazed window to the front overlooking garden and greenspace beyond, custom made shutter, radiator below, telephone and television points, access to understairs storage cupboard via panel door, further panel door through to the kitchen/dining room.

Kitchen/Dining room

2.95m x 4.57m (9' 8" x 15' 0") A spacious full width kitchen dining room set across the rear of the property.

The kitchen area comprises a range of white high gloss floor, wall and drawer units, with roll edged working surfaces over, fitted stainless steel double over with gas hob over and cooker hood above, integrated dishwasher, integrated fridge/freezer, space for washing machine, inset stainless steel one and half bowl sink and drainer unit. Wall mounted Logic gas boiler set within matching high gloss wall cupboard. Double glazed window to the rear overlooking garden,

The dining area comprises space for dining table, radiator, double glazed French doors leading out to the rear garden.

Landing

Painted timber handrail and balustrade, paneled door to stairwell ascending to the master bedroom, further paneled doors off to bedroom two.

Bedroom Two

2.77m x 2.95m (9' 1" x 9' 8") Double glazed window to front with custom made shutter, overlooking the greenspace opposite, radiator below, telephone and television point.

Bedroom Three

2.54m x 2.79m (8' 4" x 9' 2") panelled door from the landing, double glazed window to the rear with custom made shutters, radiator below, television point.

Bedroom Four

1.91m x 2.64m (6' 3" x 8' 8") Panelled door from the landing, double glazed window to the rear with custom made shutters, radiator below, television point.

Bathroom

The bathroom comprises a modern white suite of a panel bath with tiled surrounds, electric shower over, shower screen to side. low level w.c, pedestal wash hand basin, heated towel rail, double glazed window to the side.

Stairs To Master Bedroom

Panel door from the main landing, double glazed window to the front overlooking the green space, with custom made shutter, radiator below and additional stairs that descend to the master bedroom.

Bedroom One

3.50m x 4.73m (11' 6" x 15' 6") The master bedroom is dual aspect, double glazed windows to both front and rear, both with custom made shutters and radiator below, the double glazed window to front overlooking the greenspace and countryside beyond. Access to loft space, telephone and television point, paneled door through to the ensuite

En-Suite

Comprising double width shower enclosure with glass sliding door, chrome mixer shower over with handset and additional rain shower fitting, tiled walling, pedestal wash hand basin, low level WC, chrome heated towel rail, shaver socket.

Garage And Parking

The property benefits from single garage that is set to the rear of the back garden. The garage is set below a coach house style property, it has a pedestrian door from the garden, up and over door to the front that provides access to the parking area

Gardens

The property benefits from larger than average gardens, these being set to the front side and rear. This larger than average garden allows any prospective buyer to enjoy a high level of privacy whilst also enjoying a majority of the day sun within the rear garden. At the front of the property there is an area of lawned garden with shrubs to the front, this area of garden has a paved pathway that leads around the side of the property to the side and rear gardens. The side garden is laid to lawn, this lawn sloping towards the boundary fence. This side area of garden provides open access to the main rear garden, this garden being mainly laid to lawn but featuring a paved patio area and additional decked terraced area. The rear garden is fully enclosed and provides access to the rear of the garage

Additional Information

Tenure - Freehold.

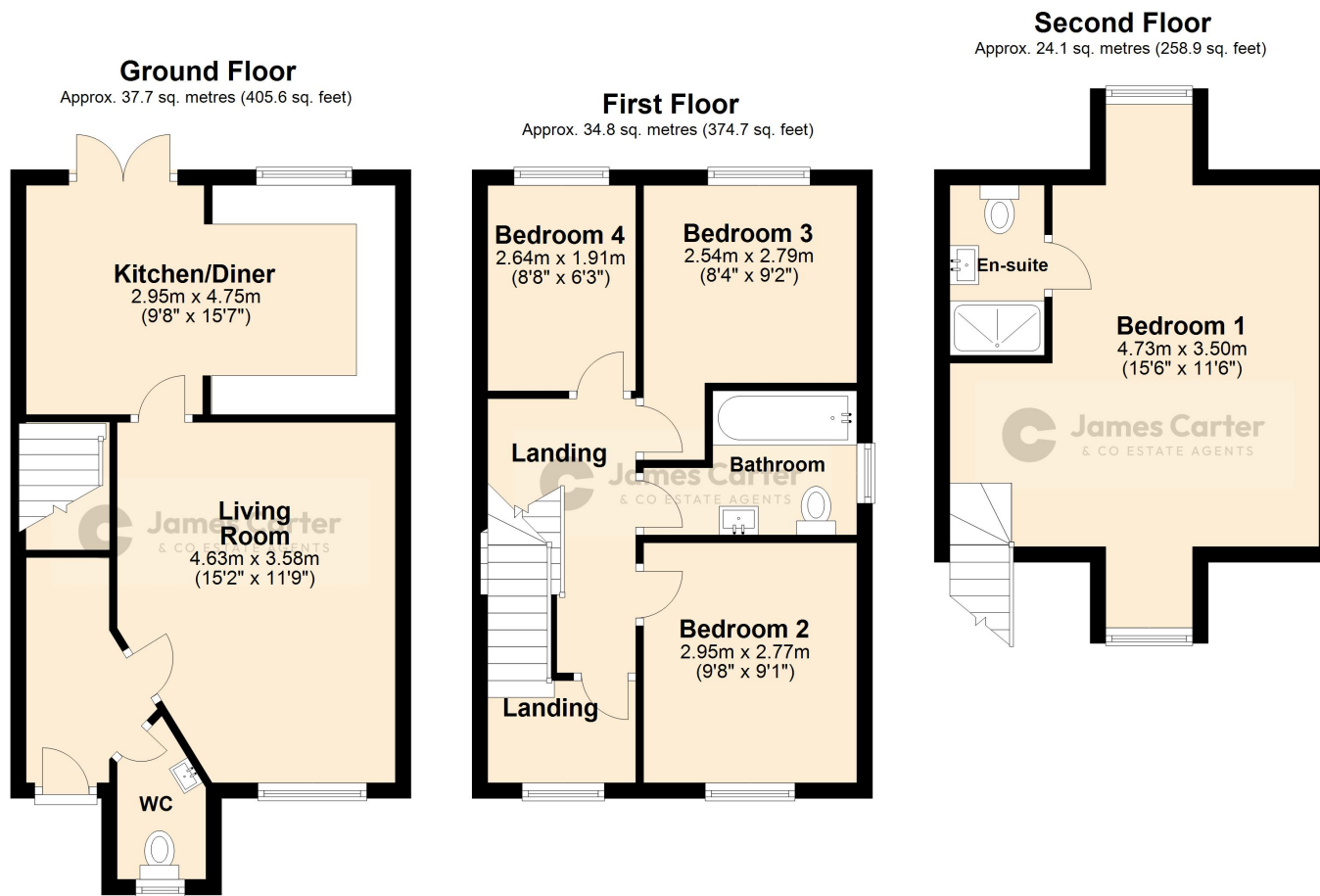
As is common on most new developments there is an estate management charge. The property owners are liable to pay approx. £160 per annum (TBC) for this estate management charge.

Services - Mains Gas , Electricity, Water And Drainage.

Council Tax Band D - Cornwall Council

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	84	
(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



Total area: approx. 96.6 sq. metres (1039.3 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

James Carter and Co have not tested any equipment, fixture, fittings or services, so does not verify they are in working order. A buyer must confirm that any information is correct and be verified by their own solicitors, this including the tenure of the property. A purchaser must not rely on the information within these particulars. The measurements supplied and any floorplan provided are for general guidance only and not to be relied upon. A buyer is advised to re-check the measurements themselves before committing themselves to any expense related to a purchase. No presumption is to be made by a purchaser concerning the type of construction or the condition of any structure that may be implied from the photography of the property, construction and condition should be clarified via an RICS surveyor employed by a potential purchaser. The Particulars may also change in the course of time, any interested party should make a final inspection of the property prior to exchange of contracts.

