



James Carter
& CO ESTATE AGENTS

37 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 being located within a small cul de sac towards the top of the development. The cul de sac allows easy access to a dedicated greenspace as well as access on to the footpaths towards Budock Water.

The accommodation on the ground floor includes a light and airy open plan living room and kitchen that opens directly to the good sized south facing 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 allocated parking set to the front of the property. At the rear of the property there is a lovely level enclosed and sunny south facing 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

- Modern Two Bedroom Home
- Cul De Sac Location
- Two Double Bedrooms
- Open Plan Living Room/Diner/Kitchen
- South Facing Rear Garden
- Parking
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, radiator, wall mounted consumer unit, panel door through to the open plan living space.

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 south facing rear 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 roll edged working surfaces over and tiled surrounds, fitted oven with hob over and cooker hood above, inset one and a half bowl 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, 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 overlooking the rear garden and enjoying distant glimpses of Falmouth bay, radiator.

Bedroom Two

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 views over the cul de sac to the countryside beyond, 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 tap and shower over, glazed shower screen set to the side, pedestal wash hand basin, low level w.c, radiator, extractor fan, shaver socket.

Garden

The property enjoys the benefit of an enclosed South facing rear garden, this garden area enjoying a majority of the days sunshine. The garden has been landscaped by the current owners to provide a area terrace that leads out to a fish pond with further paved terrace area beyond. The garden is fully enclosed by timber fencing ensuring a good degree of privacy. The garden also enjoys rear access via a pathway around the terrace.

Parking

There is an allocated parking space for the property located at the front within a parking space laid to tarmac.

Additional Information

Tenure- Freehold.

As is normal with most modern developments there is an annual development estate charge, we understand this to be approx £180.00 per annum.

Services- mains Gas, Electricity, Water And Drainage.

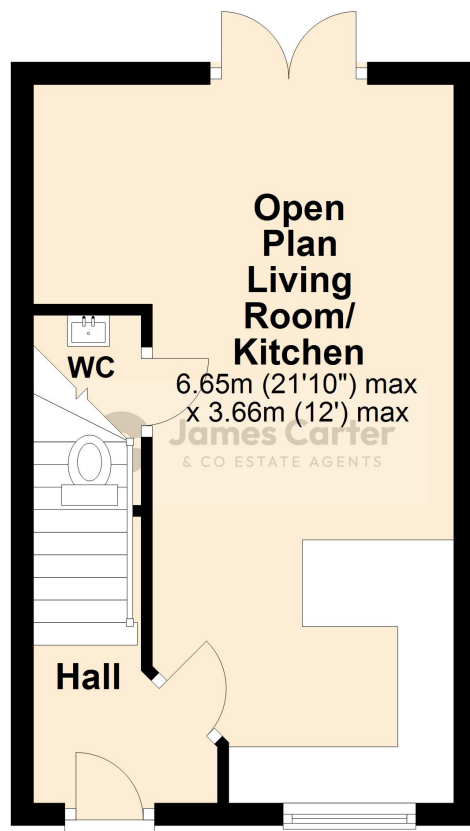
Council Tax - Band B Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		98
(81-91)	B	83	
(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

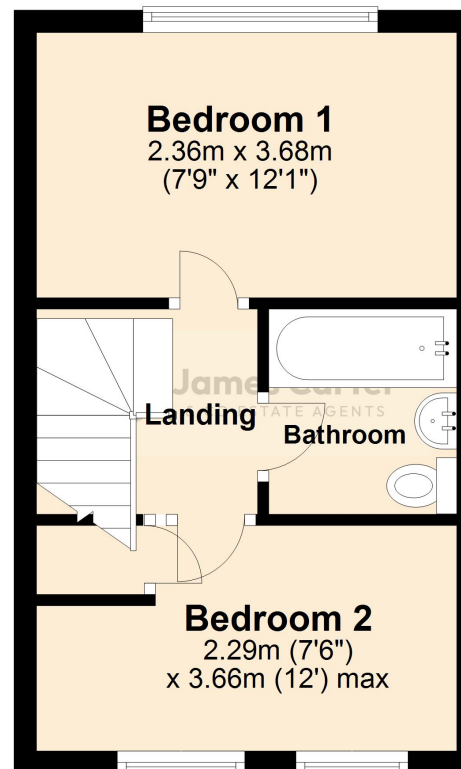
Ground Floor

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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