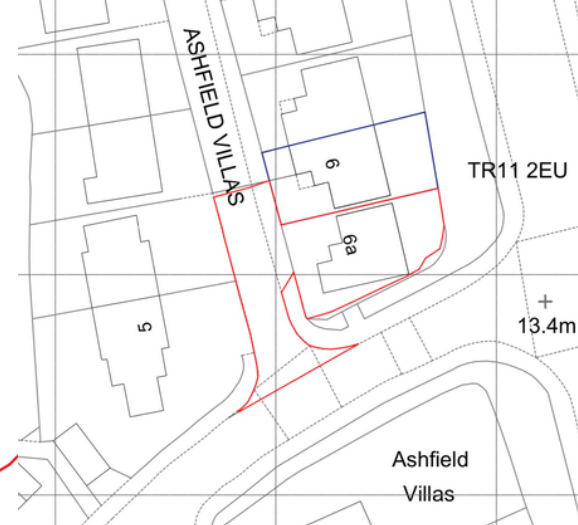
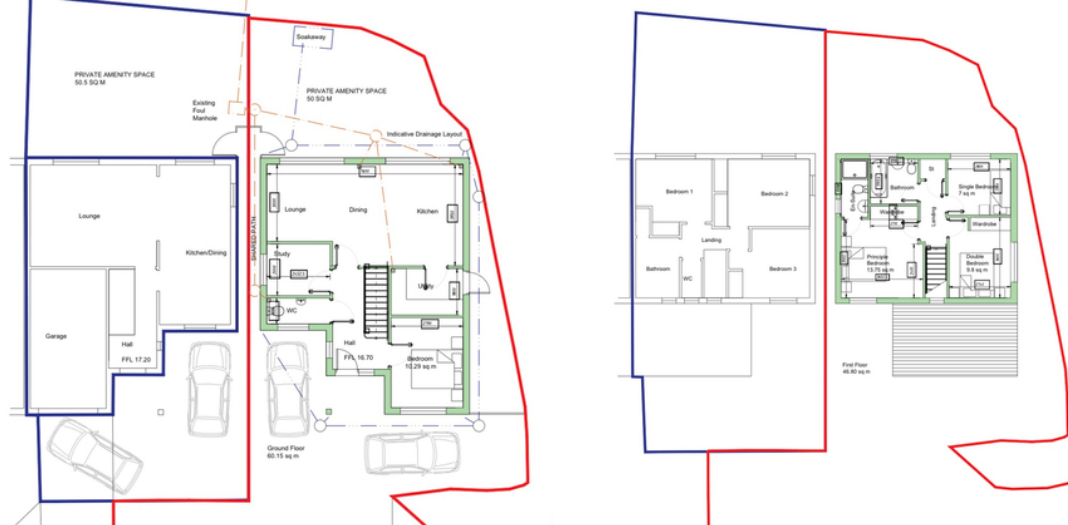


£525,000 Freehold



House and Building Plot, 6 Ashfield Villas,
Falmouth, Cornwall TR11 2EU



PROPERTY DESCRIPTION

A highly unusual opportunity to purchase an immaculate and recently upgraded three bedroom home with an adjoining building plot for development. The building plot which lies to the southern side of the main home has permission for the construction of a four bedroom detached property. This 'new build' property will closely match the exterior design of the existing homes within the development of Ashfield Villas. The development of the plot will allow both the existing property and the 'new build' property to benefit from two parking spaces for each property. Both properties will enjoy views back over Dracaena towards Falmouth marina to the countryside beyond.

A fantastic opportunity for a developer to potentially live on site whilst they construct the brand new four bedroom home on the adjoining plot. Alternatively the main property could be re-sold or indeed used as an investment property and let out to provide an additional income stream.

The 'new build' property will provide an open plan living space and kitchen, cloakroom/w.c along with a ground floor study and a ground floor bedroom. The first floor will provide three further bedrooms, the master bedroom being ensuite plus the main bathroom.

The existing house provides an extensively upgraded three bedroom home, this property benefitting from an open plan living space with a newly fitted kitchen with appliances plus a newly fitted modern bathroom. The property has been finished to a very high standard throughout and further benefits from newly fitted floor coverings throughout.

A very rare opportunity with multiple potential options. A viewing is very highly advised.

FEATURES

- Development Opportunity
- Planning Permission Granted
- Main Home Extensively Upgraded
- 3 Bed Home Plus Building Plot
- PP For 4 Bed Detached Home
- View To Marina





ROOM DESCRIPTIONS

Building Plot
The plot sits to the southern side of the main home and has planning permission for a four bedroom detached home to be constructed. The full details of the planning permission can be found on the Cornwall planning portal under the planning reference of PA24/08387.

Main House
A semi detached modern home that has ben extensively and tastefully updated throughout.

Entrance Hallway
Approached via a covered entrance area that shelters the front entrance door, tiled floor covering, double glazed door to the front with matching double glazed panel to the side, stairs ascending to the first floor landing with oak handrail and balustrade, grey column radiator, additional double glazed window to the side with oak sill under, light oak effect flooring throughout, brushed stainless steel switches and sockets, modern oak panel doors that open to the living and kitchen areas, additional oak panel door that provides access to the integral garage.

Living Area
4.80m x 3.89m (15' 9" x 12' 9") A generous main reception area that flows naturally through to the dining and kitchen areas, this room is flooded with lots of natural light benefitting from a broad double glazed window to the rear, the room also benefits from additional natural light being gained from the dual aspect dining area.
Focal point fireplace featuring a wood burning stove that is set on a polished granite hearth with a floating oak mantle over and recess to the sides, broad double glazed window to the rear that overlooks the garden, oak sill below with anthracite grey column radiator under, light oak flooring throughout, brushed stainless steel switches and sockets, broad squared arch that open through to the dining and kitchen areas.

Kitchen Dining Area
6.15m x 2.67m (20' 2" x 8' 9")
Dining Area: The dining area is set to the rear of the house and enjoys open access from the living room and further open access to the upgraded kitchen. The dining area is a dual aspect space that enjoys double glazed doors that open to the rear garden, additional double glazed window to the side with oak sill and column radiator under, continuation of the light oak effect flooring throughout, brushed stainless steel sockets and switches.

Kitchen Area: The kitchen has recently been upgraded and now consists of a brand new range of fitted units with attractive wood block working surfaces over. The kitchen is now fitted with a comprehensive range of modern grey shaker style units with oak working surfaces over, matching oak upstands and additional tiled surrounds, inset ceramic double bowl 'Belfast' sink with modern mixer tap over, fitted oven with ceramic hob over and matching contemporary glass fronted cooker hood above, integrated fridge freezer, integrated dishwasher, fitted larger style cupboard, corner carousel unit, double glazed window to the front with oak sill under, light oak effect flooring, brushed stainless steel switches and sockets, oak panel door that opens back to the entrance hallway.

Landing
Stairs that ascend form the entrance hallway with double glazed window over, oak handrail and balustrade, modern oak panel doors that lead off to the bedrooms and bathroom.

Bedroom One
4.14m x 2.97m (13' 7" x 9' 9") A generous dual aspect master bedroom that is set to the rear of the property and enjoys views out over Dracaena Avenue towards Falmouth marina, this room benefitting from lots of natural light from the rear and side. Oak panel door from the landing, double glazed windows to the rear with oak sill under and anthracite column radiator below, additional double glazed window to the side with oak sill under, full width built in wardrobes to one wall with oak panel doors, brushed stainless steel switches and sockets.

Bedroom Two
3.38m x 3.17m (11' 1" x 10' 5") A second generous double bedroom that once more is set to the

rear of the property an enjoys views over Dracaena Avenue to Falmouth marina. Oak panel door from the landing, double glazed window to the rear with oak sill under and anthracite grey column radiator below, built in double wardrobe with double oak panel doors, brushed stainless steel switches and sockets.

Bedroom Three
3.61m x 2.97m (11' 10" x 9' 9") A third generous double bedroom that is this time set to the front of the property. Oak panel door from the landing, double glazed window to the front with oak sill under and anthracite column radiator below, built in double wardrobe with oak panel doors, brushed stainless steel switches and sockets.

Bathroom
The bathroom has recently been tastefully upgraded to a high standard and now features a brand new white suite. The suite comprises a panel bath with tiled surrounds and matt black column style mixer tap over, glazed shower screen set to the side, matt black mixer shower with handset and additional rain shower fitting, fitted contemporary vanity unit with inset rectangular sink unit with matt black mixer tap over, low level w.c, matt grey heated towel rail, tiled flooring, oak panel door to airing cupboard with fitted shelving, two double glazed windows to the front with oak sills below.

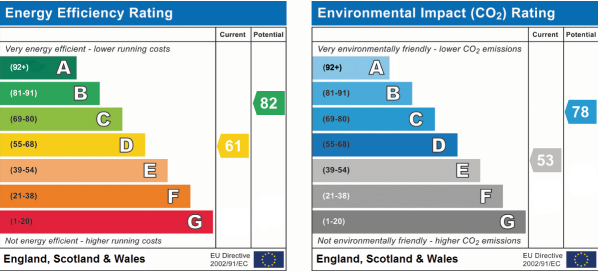
Garage
5.33m x 2.92m (17' 6" x 9' 7") A larger than average single garage that is integral to the house. Oak panel door from the entrance hallway, recently fitted electric roller door to the front, power and light, wall mounted electrical consumer unit.

Parking
The property currently provides parking for one car in front of the garage, it is possible to widen this parking area and create two spaces that would be arranged in a side by side fashion.

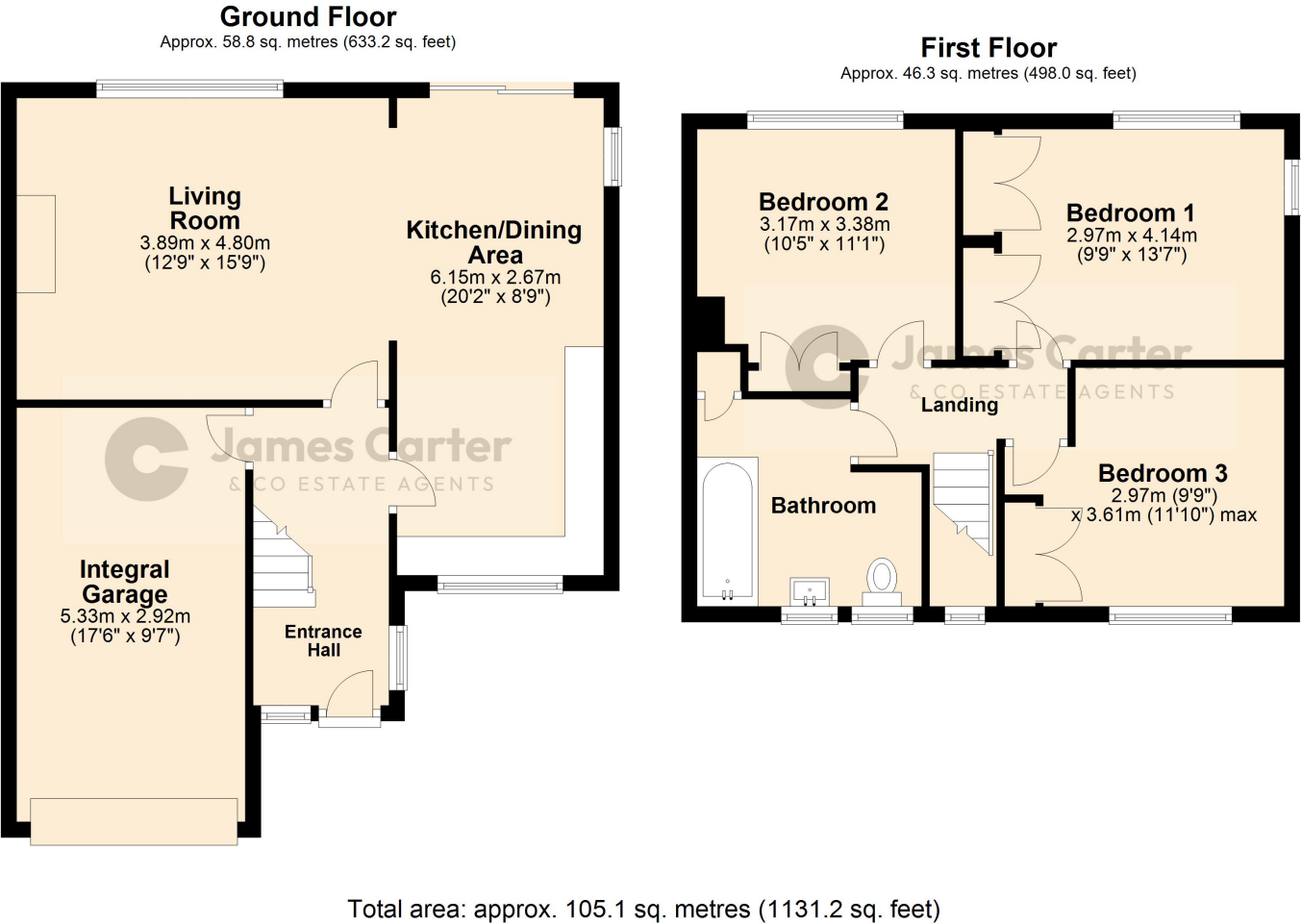
Gardens
A majority of the garden is set to the rear of the property, this garden area can be accessed via a side pathway or from the patio doors that open from the dining area. The garden is bordered to the rear by mature hedging, whilst to the side there is newly constructed timber feather edge fence that borders the property from the neighbouring home.

Additional Information
Tenure - Freehold.
Services - Mains Gas, Electricity, Water And Drainage (Main Home)
Council Tax- Band C Cornwall Council (Main Home)

The plot will be subject to a community infrastructure levy charge of £13,250.14.



FLOORPLAN



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.

