

£267,500 Freehold

The  
Property







## PROPERTY DESCRIPTION

An opportunity to purchase a lovely two bedroom modern home that is being offered for sale with the benefit of the remainder of the NHBC warranty. The property due to it's low maintenance design and modern interior fittings would make an ideal main home or investment property. This particular property has the added advantage of views over a dedicated greenspace opposite and beyond over parts of Falmouth.

The accommodation on the ground floor includes an entrance hallway that leads to a light and airy open plan living room and kitchen that opens directly to the enclosed South Westerley facing rear garden. The modern fitted kitchen benefits from fitted appliances including an oven, hob, cooker hood and a fitted breakfast bar area, whilst there is also a ground floor cloakroom/w.c.

The first floor provides two good sized double bedrooms and the main bathroom. The double bedroom set to the front enjoys far reaching views over the surrounding area. The accommodation throughout is light and airy, is well 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, whilst there are additional on street parking spaces opposite the property. At the rear of the property there is a lovely enclosed level sunny 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
- Two Double Bedrooms
- Remainder Of 10 Year Warranty
- Fitted Kitchen With Appliances
- Double Glazing
- Gas Central Heating
- Garden
- Parking





View From Front Bedroom

## 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

6.65m x 3.66m (21' 10" x 12' 0 Max") 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 wood block effect working surfaces over and matching up stands, 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, wall mounted gas boiler set within matching wall unit, double glazed window to the front.

### Ground Floor 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

3.68m x 2.36m (12' 1" x 7' 9") 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, two double glazed windows to the front with far reaching views over greenspace towards Falmouth, 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, tap and shower attachment over, glazed shower screen set to the side, pedestal wash hand basin with tiled surrounds, low level w.c, heated towel rail, extractor fan.

### Garden

The property enjoys the benefit of an enclosed rear garden, this garden facing a Westerly direction and therefore enjoying a good portion of the days sunshine. At the rear of the living room there is a paved terrace that provides space for seating or outside dining, this paved terrace leads to an area of level lawn. The garden is enclosed by fencing to the sides, there is access to the rear garden via a rear pathway.

### 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 plus visitors spaces on the road to the front of the property.

### 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.

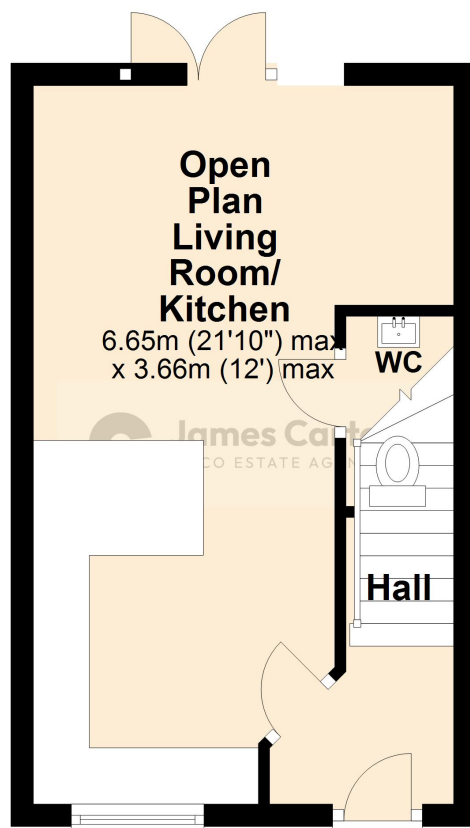
Council Tax- Band B Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		98
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

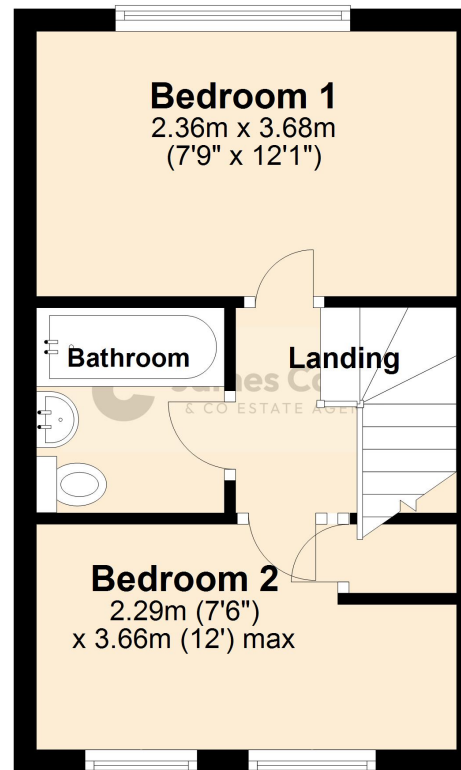
## Ground Floor

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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