





PROPERTY DESCRIPTION

An opportunity to purchase one of these extremely sought after two bedroom end of terrace modern homes situated on the Eve Parc development. This particular property benefits from the attractive stone faced finish to the front elevation. The property also benefits from a much larger than average plot that enjoys a great deal of privacy, the property also has the benefit of the remainder of the NHBC warranty (Approx 7 years remaining). The property would make an ideal main home or alternatively a very attractive investment property due the potential return that could potentially be achieved.

The accommodation includes a light and airy living room that is set to the front of the property, a fitted upgraded modern kitchen with appliances, two good sized double bedrooms, a modern fitted bathroom and a ground floor cloakroom that can be found off the entrance hallway. The accommodation throughout is light and airy, it is very well presented throughout and in our opinion is ready to move into. The property also further benefits from double glazing and gas central heating.

Externally the property benefits from the aforementioned larger than average garden, this garden enjoying a high level of privacy whilst also taking in the afternoon and evening sunshine. The rear garden also provides access to the block paved parking area that is set to the side of the property.

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

FEATURES

- Modern End Terrace Home
- Sought After Development
- Two Double Bedrooms
- Modern Fitted Kitchen
- Double Glazing
- Gas Central Heating
- Larger Than Average Garden
- Parking





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, radiator, wall mounted heating thermostat, panel door to the living room, further panel door to the ground floor cloakroom/w.c.

Cloakroom/W.C

Panel door from the hallway, comprising a modern white suite of a pedestal wash hand basin with tiled surround, low level w.c, oak effect flooring, double glazed window to the front, radiator, wall mounted consumer unit.

Living Room

4.60m x 2.69m (15' 1" x 8' 10") A lovely light and airy reception room that overlooks the front of the property. Panel door from the entrance hallway, double glazed window to the front, radiator, television point, panel door to deep under stairs storage cupboard, additional panel door that opens through to the full width kitchen dining room.

Kitchen Dining Room

3.76m x 2.49m (12' 4" x 8' 2") A lovely full width kitchen dining space that opens out to the larger than average rear gardens, the current owners also upgraded the kitchen finishes at the time of purchase. The kitchen area comprises a range of modern fitted units with low profile quartz working surfaces over, fitted stainless steel oven with hob over, tiled splash back and cooker hood above, space for washing machine, space for fridge freezer, inset stainless steel sink and drainer unit with mixer tap over, wall mounted gas boiler set within matching wall cabinet, LED ceiling spotlights, double glazed window to the rear overlooking the garden.

The dining area provides space for a dining table, radiator and French doors that open to the rear patio area and gardens.

Landing

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

Bedroom One

3.86m x 2.51m (12' 8" x 8' 3") A lovely double bedroom that is set to the rear of the property, this room enjoying far reaching views out over the surrounding area, double glazed window to the rear, radiator.

Bedroom Two

3.86m x 2.51m (12' 8" x 8' 3") A second double bedroom that is set at the front of the property. Panel door from the landing, two double glazed windows to the front, radiator, panel door to an over stairs storage cupboard.

Bathroom

The bathroom features a modern white suite that comprises a panel bath with tiled surrounds, glazed shower screen to the side and Mira shower over with additional rain shower fitting above, pedestal wash hand basin with tiled surrounds, low level w.c, radiator, extractor fan, LED ceiling spotlights, double glazed window set to the side.

Gardens

At the front of the property there is a level area of lawned garden, this garden area having a paved pathway that leads to the front entrance door.

At the rear the property enjoys a much larger than average enclosed rear garden that enjoys the afternoon sunshine, this garden continuing at the rear beyond the side driveway parking area. Immediately to the rear of the dining area there is a paved patio area, this then leading out to the main lawned garden. The garden also benefits from a side gateway that opens to the driveway parking.

Parking

The property has the added advantage of driveway parking alongside the house. Additional parking can also be found on the road outside which provides unrestricted on street parking.

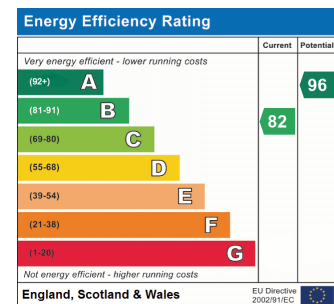
Additional Information

Tenure - Freehold.

As is common on most modern developments there is a communal development charge, this we have been informed is approximately £180.00 per annum.

Services - Mains Gas, Electricity, Water And Drainage.

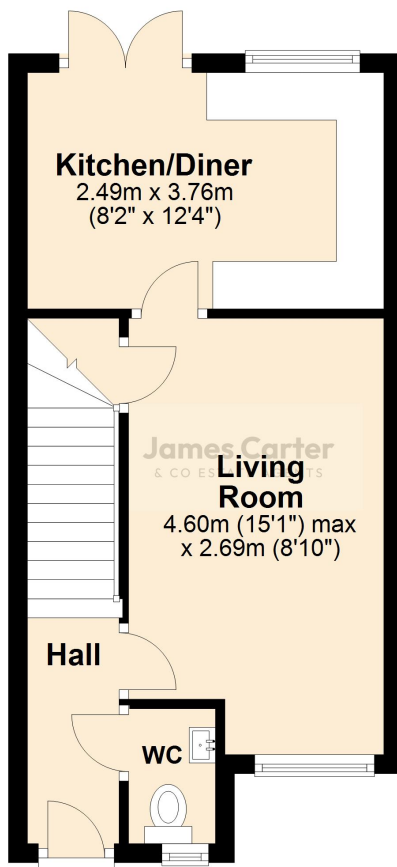
Council Tax - Band B Cornwall Council.



FLOORPLAN

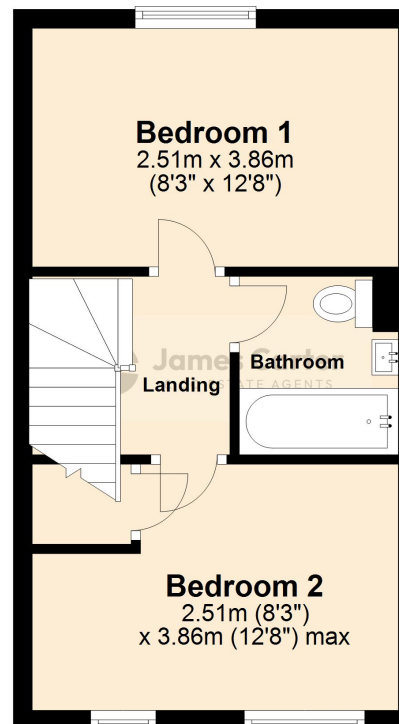
Ground Floor

Approx. 28.9 sq. metres (310.7 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



Total area: approx. 56.4 sq. metres (607.1 sq. feet)

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