





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 a larger than average garden plus parking for two cars.

The accommodation on the ground floor includes a light and airy open plan living room and kitchen that opens directly to the good sized rear garden. The lovely modern fitted kitchen benefits from fitted appliances including an oven, hob, cooker hood and integrated fridge freezer, whilst there is also a ground floor cloakroom/w.c.

The first floor provides two good sized double bedrooms and the main bathroom. The main bedroom enjoys far reaching views in a southerly direction to the countryside. 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 enjoys a larger than average south facing rear garden and parking for two cars.

The development is very conveniently located for access to Truro City centre whilst there are nearby bus stops on Green lane close to the entrance to the development. The development also benefits from a nature trail and play area located within a few minutes walk from the property.

An ideal main home or investment. A viewing is very highly advised.

FEATURES

- Immaculate Modern Home
- Two Double Bedrooms
- South Facing Garden
- Larger Than Average Gardens
- Kitchen With Integrated Appliances
- Parking For Two Cars





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing. grey oak effect flooring, wall mounted consumer unit, radiator, panel door through to the open plan living room/ kitchen.

Open Plan Living Room/ Kitchen

3.66m x 6.73m (12' 0" x 22' 1") 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 of the house and has French doors that open to the garden, radiator, tv point, grey oak effect flooring throughout, panel door to the ground floor cloakroom/w.c, open access through to the kitchen area.

Kitchen Area: The kitchen has been fitted with range of high gloss floor, wall and drawer units with roll edged working surfaces over, fitted stainless steel oven with hob over and stainless steel cooker hood above, integrated fridge freezer, inset one and half bowl sink and drainer unit with mixer tap over, inset LED spotlights, grey oak effect flooring, fitted breakfast bar area with seating space under, double glazed window to the front.

Landing

Painted timber handrail and balustrade, access to loft space, panel doors leading off to the bedrooms and bathroom.

Bedroom One

2.34m x 3.71m (7' 8" x 12' 2") A double bedroom that is set to the rear of the house, this room enjoying far reaching views over the surrounding area and countryside, Panel door from the landing, double glazed window to the rear, radiator.

Bedroom Two

2.36m x 3.68m (7' 9" x 12' 1") A second double bedroom that this time is set to the front of the house. Panel door from the landing, two double glazed windows to the front, radiator.

Bathroom

Panel door from the landing. The bathroom comprises a modern white suite of a panel bath with tiled surrounds, chrome tap and shower attachment over, glazed shower screen, pedestal wash hand basin with tiled surround, low level w.c, radiator, extractor fan.

Garden

At the front of the property the garden has been laid out for ease of maintenance. The garden is laid to slate chippings with inset Lavender plants.

The rear garden is a larger than average garden that is set to the rear and also running away to one side. The garden enjoys a south facing aspect and is fully enclosed to the sides and rear with timber fencing. There are two areas of decked terraces with a further areas of both lawned and gravel areas. There is also a timber shed set to the rear of the garden. The garden also provides access out to the driveway via a pedestrian gateway.

Parking

The property enjoys the benefit of a tarmac double depth driveway set to the side, this providing parking for two cars in a tandem fashion.

Additional Information

Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

Council Tax - Band B Cornwall Council.

As is common on most modern developments we are advised that there is a communal development charge of £180.00 per year.

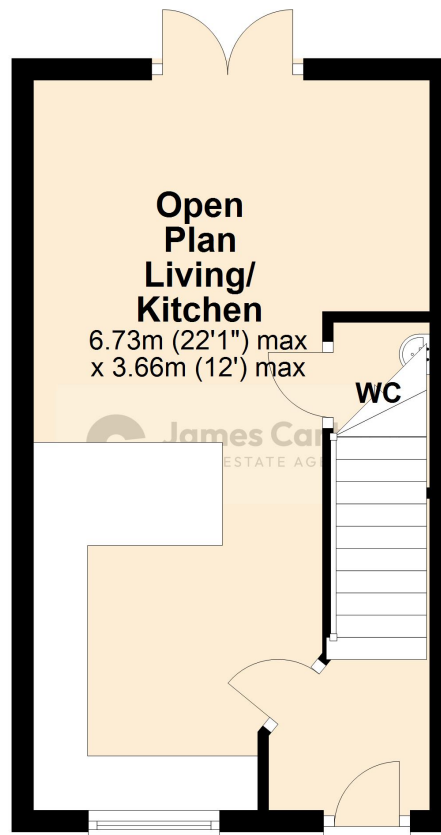


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		97
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

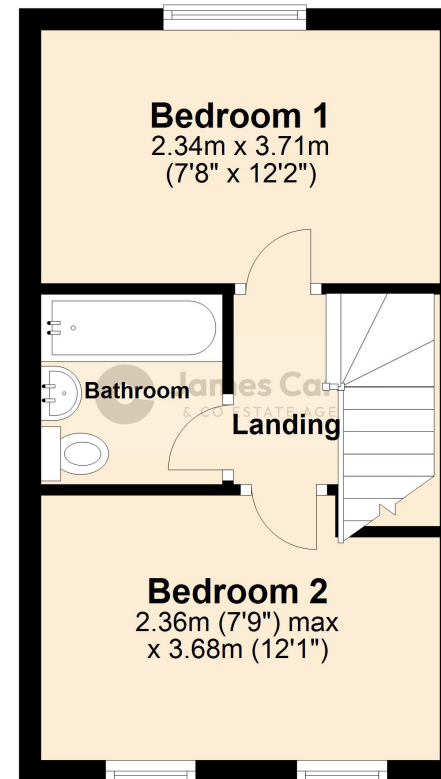
Ground Floor

Approx. 24.6 sq. metres (265.0 sq. feet)



First Floor

Approx. 24.6 sq. metres (265.1 sq. feet)



Total area: approx. 49.2 sq. metres (530.1 sq. feet)

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