





PROPERTY DESCRIPTION

An opportunity to purchase one of these very sought after three bedroom homes located on the ever popular Longfield development. The property is located on the lower side of the development and benefits from views towards Tregonigie woods.

Internally the property has been very tastefully upgraded and improved by the current owners and now provides very comfortable modern living throughout. There is a lovely light and airy living room that views the front garden, this room provides open access through to the upgraded full width kitchen dining room that enjoys direct access out to the enclosed rear gardens. The first floor provides three bedrooms and a modern upgraded bathroom.

Externally the property has the benefit of an enclosed rear garden, garage and parking.

The property also benefits from double glazing and gas central heating, the central heating benefitting from a new Worcester combi boiler that is still under guarantee.

A fantastic opportunity to buy one of these sought after and incredibly popular modern homes. A viewing is very highly advised.

FEATURES

- Modern Three Bed Home
- Upgraded Throughout
- Upgraded Kitchen/ Diner
- Upgraded Bathroom
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, coved ceiling, wall mounted consumer unit, squared archway through to the living room.

Living Room

3.56m x 4.52m (11' 8" x 14' 10") 3.56m x 4.52m (11' 8" x 14' 10") Large double glazed window set to the front overlooking the garden, focal point chimney breast with recess space for tv with integrated electric fire set below, access to under stairs storage cupboard, radiator, tv point, coved ceiling, squared archway through to the upgraded kitchen dining room.

Kitchen Dining Room

2.65m x 4.45m (8' 8" x 14' 7") Kitchen Area: The kitchen has been upgraded and now comprises a range of modern fitted handle less floor, wall and drawer units with square edged working surfaces over and matching upstands, fitted stainless steel oven with hob over and cooker hood above, integrated washer dryer, integrated fridge freezer, inset sink and drainer unit with mixer tap over, double glazing to the rear overlooking the garden, open access through to the dining area. Dining Area: The dining area provides space for a dining table and access to the breakfast bar area with seating space under, radiator, French doors that open to the rear decked terrace and gardens.

Landing

Stairs ascending from the entrance hallway, handrail and balustrade, access to the loft space, door to airing cupboard housing a Worcester gas boiler and slatted shelving, doors from the landing to the bedrooms and bathroom.

Bedroom One

2.56m x 4.14m (8' 5" x 13' 7") A spacious double bedroom that is set at the front of the property, double glazed window to the front, radiator, wardrobe recess to one wall providing hanging and storage space, coved ceiling.

Bedroom Two

2.59m x 3.20m (8' 6" x 10' 6") A second spacious double bedroom that is set at the rear of the house, double glazed window to the rear with views out towards Tregonigge woods, radiator, wardrobe recess to one wall, coved ceiling.

Bedroom Three

1.75m x 2.46m (5' 9" x 8' 1") Double glazed window to the front, radiator, coved ceiling.

Bathroom

The bathroom has been fitted with a modern white suite that

comprises a panel bath with Triton shower over, part tiled surrounds, glazed shower screen set to the side. vanity unit with integrated sink unit, low level w.c set to side with concealed cistern, double glazed window to the rear, extractor fan, heated chrome towel rail.

Parking

The property benefits from a parking space set to the front of the garage. There is also additional on street and unallocated bay parking close to the property.

Garage

The single garage that belongs to the property is accessed via a pathway from the rear garden. The garage is a single garage with an up and over door to the front.

Gardens

The property benefits from a sloping lawned garden set to the front, this having steps down to the front of the property. The rear garden has a newly installed composite decked terrace immediately to the rear of the kitchen dining room, this decked terrace then leads out to a good sized and fully enclosed lawned garden. The rear garden has a pathway to one side that leads to a custom built timber garden shed, the pathway also provides access to a rear walkway that leads to the garage and parking area.

Additional Information

Tenure- Freehold.

Services - Mains Electricity, Gas, Water And Drainage.

Council Tax - Band C Cornwall Council.

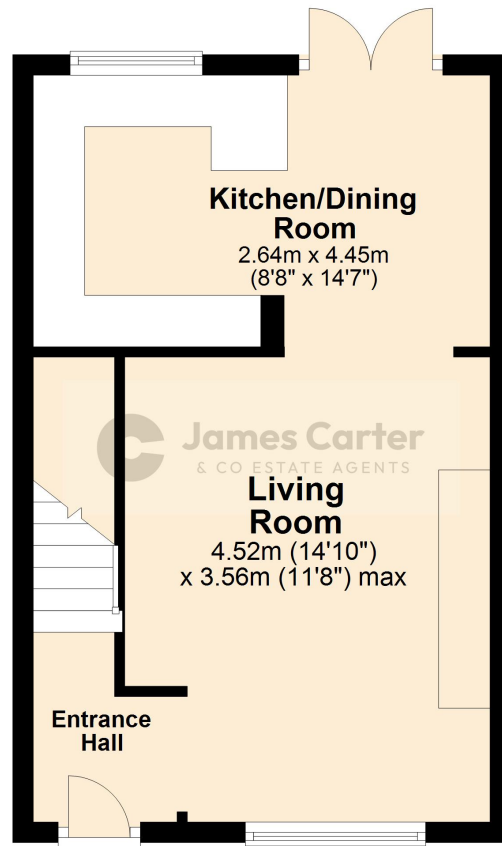


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN

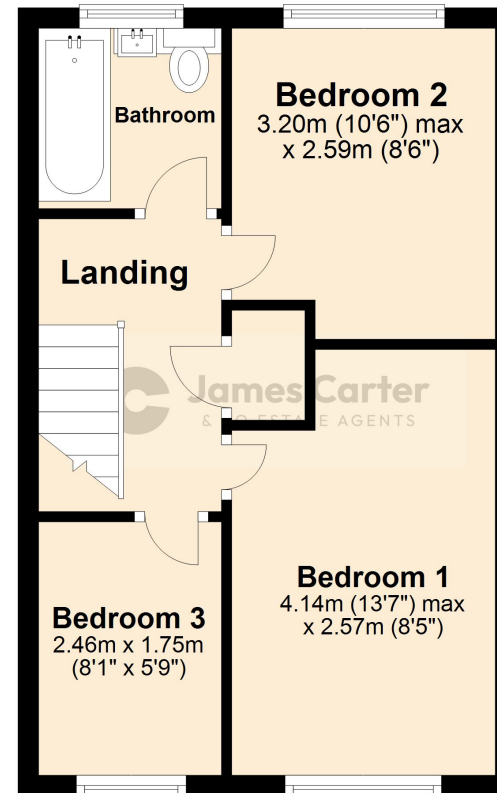
Ground Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



Total area: approx. 64.8 sq. metres (697.3 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

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