

£410,000 Freehold





PROPERTY DESCRIPTION

A fantastic opportunity to purchase one of these very desirable four bedroom semi detached homes located on the sought after Swanvale development. The property is situated towards the end of a no through road, this providing a good level of peace and quiet. The property enjoys views over a lightly wooded green space to the front, whilst from the first and second floor there are views over the development towards Falmouth Bay over Swanpool.

Internally the property offers spacious family sized accommodation that is set out over three floors. The ground floor providing an entrance hallway with a ground floor cloakroom off. There is a lovely living room that overlooks the greenspace and a full width kitchen dining room to the rear that opens out to the larger than average rear gardens. The first floor provides spacious accommodation that includes three bedrooms plus the main bathroom/w.c. The landing on this floor then provides access to the top floor master bedroom suite. This master bedroom suite is dual aspect and enjoys views to the rear to Falmouth Bay over Swanpool. This bedroom also benefits from a modern fitted shower room en-suite.

Externally the property has the unusual addition of a larger than average rear garden that wraps around the rear of the garage, this garden also enjoys a large majority of the day's sunshine. The property also has the advantage of a garage plus driveway parking that is set to the side.

There is also double glazing and gas central heating.

A viewing is very highly advised.

FEATURES

- Four Bedroom Home
- Sought After Location
- Close To Swanpool
- Full Width Kitchen Dining Room
- Master Bedroom En Suite
- Larger Than Average Gardens





ROOM DESCRIPTIONS

Entrance Hallway

Part double glazed door to the front, stairs ascending to the first floor landing, oak effect flooring, radiator, telephone point, panel door through to the living room, further panel door to the cloakroom/w.c.

Cloakroom/ W.C

Panel door from the hallway. The cloakroom comprises a white suite of a low level w.c, wall hung wash hand basin with part tiled surrounds, radiator, wall mounted consumer unit, double glazed window to the front.

Living Room

Panel door from the hallway. The living room has a double glazed window to the front that overlooks a lightly wooded green area opposite, oak effect flooring, radiator, tv point, panel door through to the kitchen dining room.

Kitchen Dining Room

3.05m x 4.75m (10' 0" x 15' 7") The full width kitchen is situated to the rear of the house, this room having French doors that lead out to the larger than average rear gardens.

The kitchen area comprise a comprehensive range of fitted modern units with working surfaces over and tiled surrounds, fitted stainless steel double oven with hob over and cooker hood above, integrated fridge freezer, integrated dishwasher, inset sink and drainer unit with mixer over, wall mounted gas boiler set within matching wall unit, double glazed window to the rear.

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

Landing

Stairs ascending from the entrance hallway, painted handrail and balustrade, panel door to the airing cupboard, access to stairs ascending to the master bedroom, panel doors leading off to the bedrooms and main bathroom

Bedroom Two

2.74m x 3.07m (9' 0" x 10' 1") A double bedroom set to the rear of the house. Panel door from the landing, double glazed window to the rear that enjoys views out over the surrounding area towards Falmouth Bay over Swanpool, radiator.

Bedroom Three

2.51m x 2.84m (8' 3" x 9' 4") A further double bedroom that is set to the front of the house. Panel door from the landing, double glazed window to the front with views to the lightly wooded greenspace opposite, radiator.

Bedroom Four

1.83m x 2.67m (6' 0" x 8' 9") A fourth single bedroom that is set to the rear of the house. Panel door from the landing, double glazed window to the rear overlooking the garden, radiator.

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 to the side, pedestal wash hand basin, low level w.c, double glazed window set to the side, radiator, tiled flooring.

Master Bedroom

3.39m x 4.70m (11' 1" x 15' 5") Stairs ascending from the first floor landing with timber handrail and balustrade. A spacious dual aspect master bedroom that enjoys views to both the front and rear over the surrounding areas, views to the rear are towards Falmouth Bay over Swanpool, the views to the front are over a lightly wooded area, double glazed windows to the front and rear, radiator, panel door to cupboard housing a heat recovery system, panel door through to the en-suite shower room.

En Suite

Panel door from the bedroom. Comprising a modern white suite that comprises a full depth shower enclosure with shower over and glazed screen and door to the side, low level w.c, pedestal wash hand basin with tiled surrounds, radiator, shaver socket.

Garage

2.53m x 5.23m (8' 4" x 17' 2") A good sized single garage set to the side of the property, this being located underneath a neighbouring coach house style property.

Driveway

The property has the benefit of driveway parking for one to two cars. There is also unrestricted parking opposite the property if required.

Gardens

The property benefits from a larger than average rear garden that wraps around the rear of the garage. The garden to a majority is laid to level lawn, this garden being enclosed by timber fencing to the sides and rear. At the rear of the property and accessible from the dining area there is paved patio area that leads out to the lawned area of garden. There is also a timber decked area that sits to the rear of the garage, this area enjoying a majority of the days sunshine. Access can also be gained to the driveway via a pedestrian gateway and also to the rear of the garage via a pedestrian doorway.

Additional Information

Tenure - Freehold.

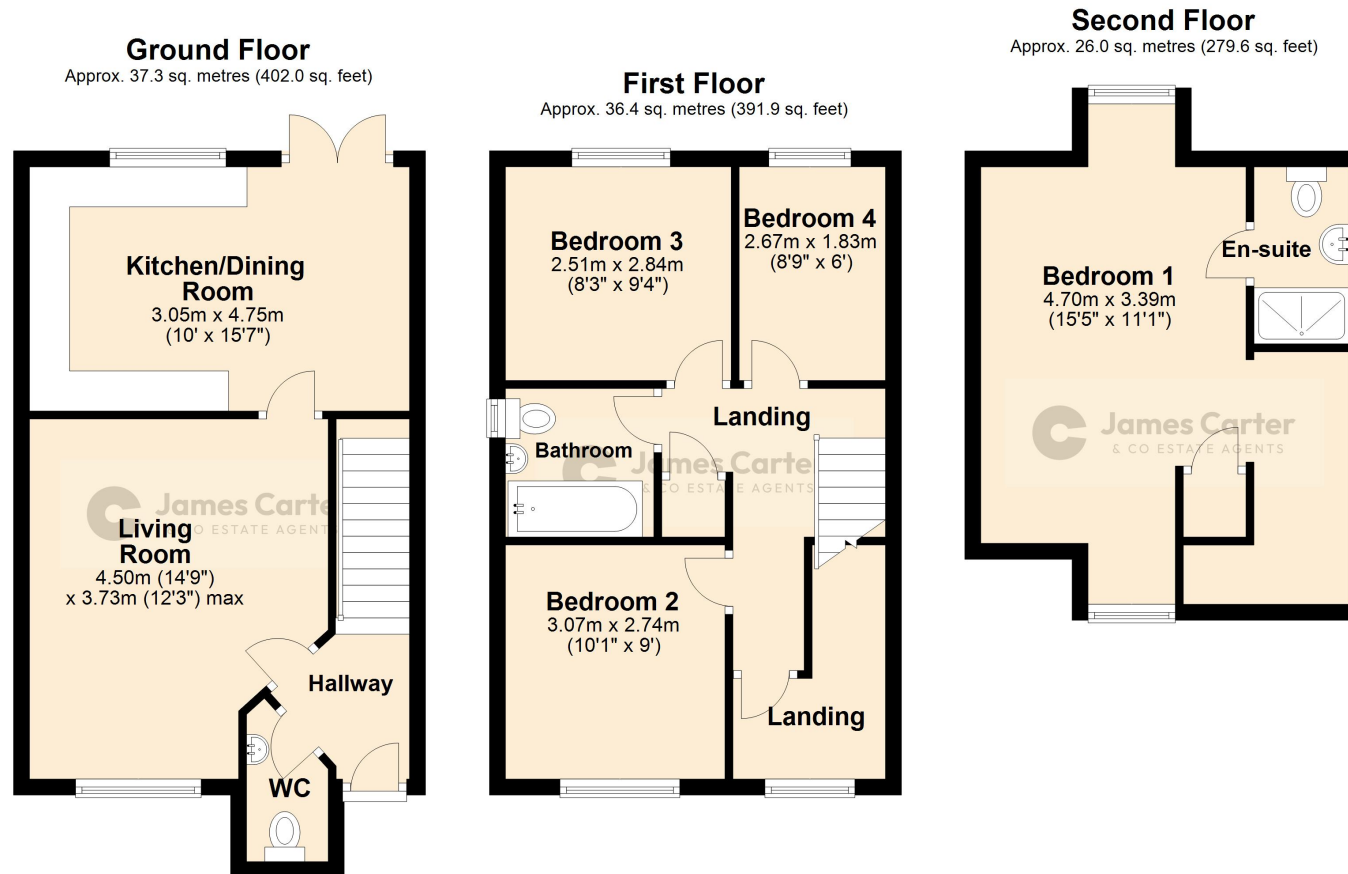
Services - Mains Electricity, Gas, Water And Drainage.

Council Tax- Band D Cornwall Council.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

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