





PROPERTY DESCRIPTION

An ideal main home for any buyer looking to purchase an immaculate low maintenance modern home that has been comprehensively upgraded by the current owner. The property is situated within the small sought after cul de sac of Davey's Close, Falmouth. The property is presented to an unusually high throughout and has been very tastefully updated by the current owner, it now provides a lovely standard of modern living throughout. The property for a number of years has been a successful letting property, currently achieving £850.00 PCM.

Internally the property provides a lovely light and airy living room that overlooks the front garden, this room being a very spacious reception space that opens to the upgraded modern fitted kitchen. The recently upgraded modern kitchen has been finished with a very tasteful range of grey fronted shaker style units with fitted appliances. The first floor continues with the spacious feel and provides a lovely full depth double bedroom that once more overlooks the garden. There is also spacious upgraded modern fitted bathroom on this floor.

The property also benefits from double glazing and gas central heating. There is also a useful store/utility area set to the side of the property.

The location of the property allows easy access via footpaths to Swanpool Beach and nature reserve, Falmouth golf course is also within easy walking distance.

A very rare opportunity in the current market. An ideal purchase as either a main home or indeed as a lettings investment property. A viewing is very highly advised.

FEATURES

- Immaculate Modern Home
- Spacious Double Bedroom
- Light And Airy Living Room
- Upgraded Modern Kitchen
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Porch

Double glazed door to the front, recess to one side housing a wall mounted Ideal gas boiler, low level cupboard housing the consumer unit, double glazed door to the side, door leading through to the living room.

Living Room

3.63m x 4.97m (11' 11" x 16' 4") A very spacious full depth living space that overlook the front garden. Double glazed window set to the front, radiator, half turn stairs to the first floor with painted timber handrail, double glazed window set to the side over the stairwell, access to spacious under stairs storage cupboard, tv point, squared archway leading through to the upgraded modern kitchen.

Kitchen

2.13m x 2.16m (7' 0" x 7' 1") The kitchen has very recently been upgrade and now comprises a modern range of grey shaker style units with oak effect working surfaces over and matching oak effect upstands, fitted stainless steel oven with hob over and cooker hood above, inset one and half bowl enamel sink with mixer tap over, space for washing machine, oak effect flooring, double glazed window to the front.

Landing

Part turn stairs from the living room, timber painted handrail, double glazed window to the rear, doors off to the bedroom and bathroom.

Bedroom

2.62m x 4.37m (8' 7" x 14' 4") A very spacious full depth double bedroom, double glazed window to the front, radiator, door to large built in wardrobe providing hanging and storage space.

Bathroom

The bathroom has been upgraded with a modern white suite that comprises a panel bath with tiled surrounds, chrome mixer shower over with glazed shower screen to the side, vanity wash hand basin with cupboards under and tiled surrounds, low level w.c, fitted shelving set within recess, radiator, double glazed window to the front, extractor fan,

Store/ Utility Area

2.26m x 4.65m (7' 5" x 15' 3") A sizeable lean to store are set to the side of the property. This space has power sockets, is an ideal space for a tumble dryer, freezer or the storage of bikes, kayaks and recycling.

Garden

The garden area is set to the front of the property. This garden area is laid to an area of level lawn with central pathway leading to the front entrance doorway. The pathway also leads around the side of the property to the side store/utility.

Additional Information

Tenure - Freehold.

Services - Mains Gas, Electricity, Water And Drainage.

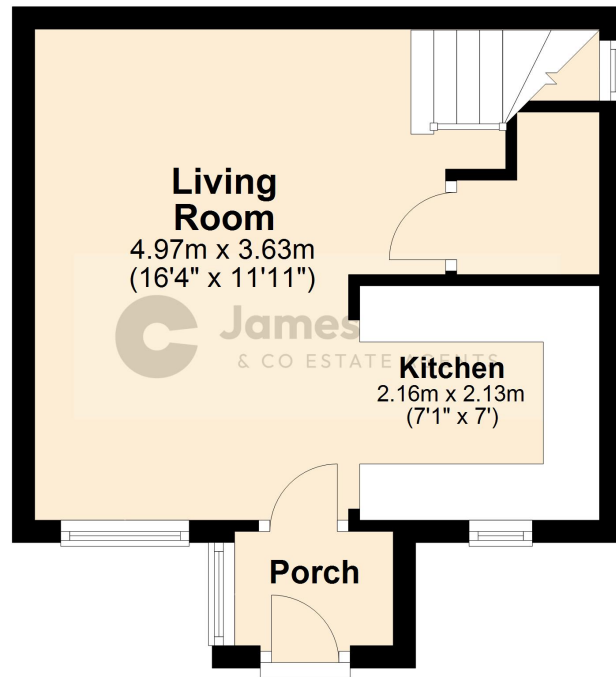
Council Tax - Band A Cornwall Council.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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

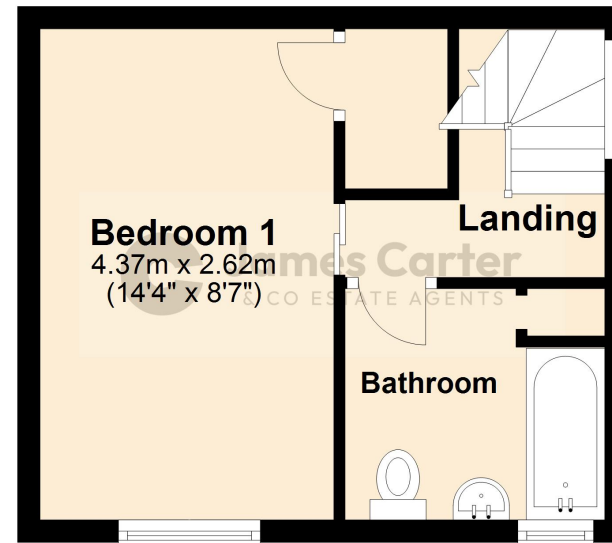
Ground Floor

Approx. 25.6 sq. metres (275.8 sq. feet)



First Floor

Approx. 21.9 sq. metres (235.3 sq. feet)



Total area: approx. 47.5 sq. metres (511.1 sq. feet)

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