

FOR SALE



Bickland View
Guide Price £280,000


MARTIN&CO

Bickland View

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- ONLY 2 YEARS OLD
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- REMAINDER OF NHBC GUARANTEE
- 2 PARKING SPACES

A modern mid-terraced Persimmon home, approximately 2 years old and therefore benefiting from the remainder of the NHBC warranty.

Presented to a high standard and neutrally decorated throughout, the property has been looked after by the current owners. The accommodation comprises; entrance hall, downstairs cloakroom/ WC, lounge leading to kitchen/ dine, patio doors leading to rear enclosed garden.

To the first floor there are two good sized bedrooms and a family bathroom with shower over bath. To the front of the property there is are two off road parking space.

Benefits include; gas central heating, UPVC double glazing and the remainder of the NHBC 10 year warranty.



Bickland View is located in the Eve Parc development, on the outskirts of Falmouth with easy and convenient access to the town centre and the fabulous sea front, along with the superb beaches of Gyllyngvase and Swanpool which are just a short drive away.

Falmouth is exceptionally located on the south coast of Cornwall and is a bustling town with an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous walking and hiking trails as well as numerous yacht and sailing clubs, plus Falmouth Golf Club is located nearby at Swanpool. Additionally, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.

2 Parking Spaces

EPC B

Council Tax Band B

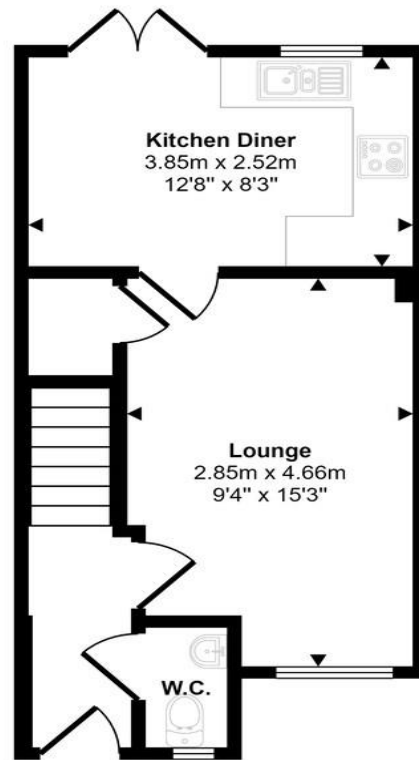
Gas Central Heating

Freehold

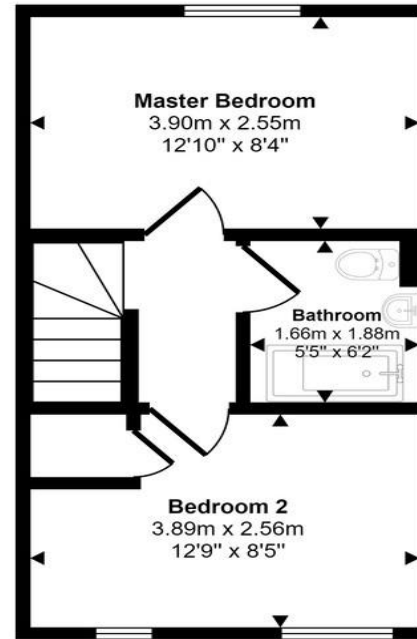
Estate Charge circa £180 per annum (for maintenance of communal areas on estate)



Approx Gross Internal Area
59 sq m / 632 sq ft



Ground Floor
Approx 30 sq m / 326 sq ft



First Floor
Approx 28 sq m / 307 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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