

FOR SALE



Agar Crescent, Eve Parc
Guide Price £275,000


MARTIN&CO

Agar Crescent

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- 2 YEAR OLD NEW-BUILD
- 8 YEARS REMAINING ON NHBC WARRANTY
- QUALITY KARNDLEAN FLOORING
- UPGRADED FITTED KITCHEN
- BUILT-IN BEDROOM STORAGE

Having purchased this end of terrace property as a new build, just 2 years ago, the current owners have made this a warm and inviting home. It now comes to the market immaculately presented and with 8 years remaining on the NHBC warranty. Ideal for first time buyers!

The entrance hall has an immediate 'wow' factor with elegant black and white marble floor tiles which lead through to the downstairs cloakroom.

A door to your left leads through to the open-plan kitchen, dining room and lounge which has been laid with quality Karndean 'oak finish' vinyl flooring throughout.

The kitchen has painted shaker-style units in pale grey with a wood effect worktop. There is a stainless-steel sink and a half with draining board, and an integrated electric oven with an induction hob and a stainless steel extractor hood and glass splashback.



A gas combi boiler is enclosed in a corner cupboard and there is space for a fridge-freezer and a washing machine. There is also a breakfast bar.

Moving through to the lounge area, there is plenty of natural light, with glass-paned patio doors leading out from the lounge to the garden beyond.

Stairs lead up to the first floor, with the Karndean flooring continuing here as well. There are two double bedrooms, with the principal bedroom looking over the garden at the rear. This room has two large built-in wardrobes providing ample storage.

The second bedroom is also a double and the current owners have had built-in wardrobes, desks and shelves fitted for working from home, however the design allows for a bed to easily fit back in if desired.

The bathroom is part tiled, with a modern 3-piece suite in white. The bath has a mains shower over and a glass shower screen.

Externally the property is set back from the road by an off-street parking space. A shared path provides access to the left side of the property where there is also a side gate into the rear garden. The garden has been attractively landscaped by the owners and has both a lawn and a patio area, with outside electric point and cold water tap. At the far end of the garden there is a shed.

Freehold

Gas central heating and hot water

EPC – B

Council Tax Band B

UPVC Double Glazing

Annual estate maintenance charge £187

Mains Gas, Water, Drainage & Electric



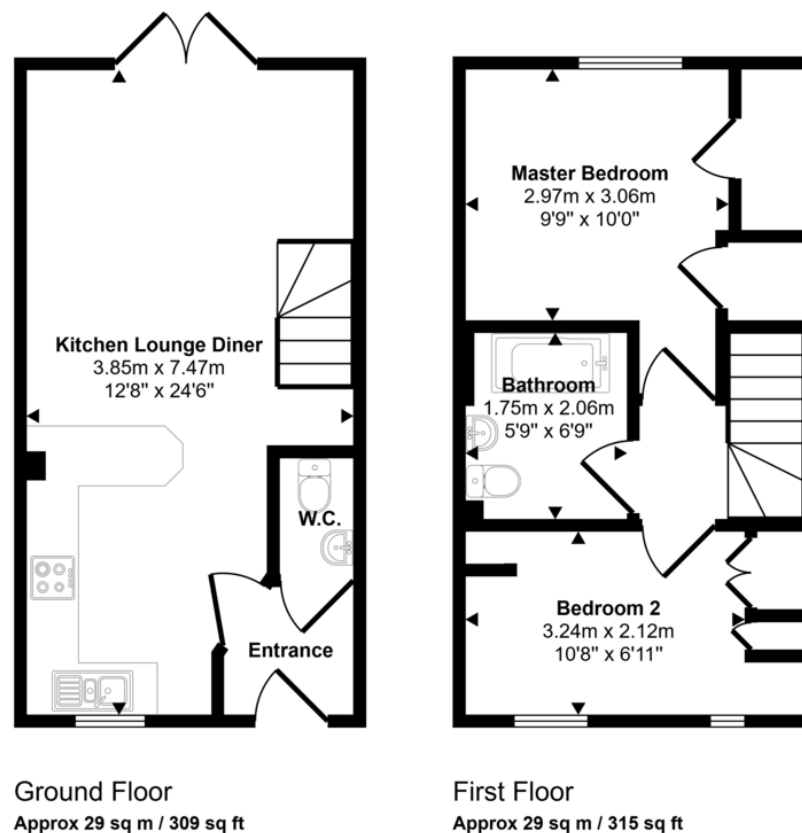
LOCATION

Agar Crescent is situated in Eve Parc, a popular new development just outside of Falmouth town-centre, with easy access to local amenities, schools, and transport links. A great choice for those looking for a modern home in a well-connected location.

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.



Approx Gross Internal Area
58 sq m / 623 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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