



WALKING DISTANCE TO SUPERMARKET, PHARMACY AND BUS STOP! Currently under construction with an estimated completion of March 2024. If in early in the build process you will have choice of kitchen, flooring, tiling and carpets. A stunning, high spec, two double bedroom, two bath/shower room detached bungalow offering underfloor heating throughout, private off road parking, a detached garage and generous gardens. Plot 104 Fallow Road. Freehold. Awaiting EPC.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway. Kitchen. Living/Dining Room. Bedroom 1 with En Suite. Bedroom 2. Bathroom.

OUTSIDE

Detached Garage. Front, rear and side garden.

THE PROPERTY

A fabulous opportunity to purchase quality built bungalow by Marconi Developers in Fallow Road. A stunning two double bedroom, two bath/shower room, detached bungalow offering an impressive specification, with the benefit of a detached garage, private off road parking and gardens.

This delightful two double bedroom, two bath/shower room bungalows, offer a mix of low maintenance part exposed stone/painted rendered external elevations, under a pitched concrete tiled roof, UPVC double glazed windows/external doors and gas fired central heating providing under floor zoned heating. Quality fittings to this property include internal oak doors fitted with brushed steel handles, LED lighting, Laufen sanitary ware, fibre internet and phone. A Mechanical Heat Recovery Ventilation System.

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SERVICES

Mains gas, mains electricity, mains water, mains drainage.

TENURE - Freehold Title

COUNCIL TAX BAND TBC

LOCATION

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point, which gives access to some of the most dramatic coastal scenery and beaches the UK has to offer. The coastal and inland villages are most picturesque which add to the overall charm of this delightful and highly regarded peninsula. Helston has an eclectic array of individual shops, well regarded schools (both junior and senior) sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery nearby, eg Helston's boating lake through the National Trust land towards the outstanding Loe Pool and Loe Bar with the sea nearby.

DIRECTIONS

From the A394 turn left (opposite the May Tree Hotel) and into Pasmore Road, continue along this road which will lead into the Deer Park Development. Drive into Fallow Road and the property can be found on the left hand side tucked in alongside the neighbouring bungalow.

THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)

The property is approached from Fallow Road, and into the small cul de sac, where the red brick driveway leads up to the garage and footpath to the front door opening into the entrance hallway.

Entrance Hallway

Loft access hatch. Two storage cupboards, one incorporating the zoned underfloor heating manifold system, together with the wall mounted electric distribution board and boiler. Doors lead off to:-

Kitchen 10'7" x 9'6" (3.23m x 2.90m)

A fabulous fitted kitchen comprising a selection of base/wall storage units complemented by soft closing doors/drawers, polished granite work surfaces and splash backs. Inset stainless steel drainer sink fitted with a mono mixer tap. Integrated fridge, freezer, washing machine and dishwasher. Inset electric induction hob with an oven and an extractor canopy above. Window to the front aspect and ceiling lighting. Opening into the living/dining room.

Living/Dining Room

Window and double glazed doors opening into the rear garden. Smoke detector, inset ceiling lighting, TV and telephone points.

Bedroom One with En suite 12'9" x 12'1" (3.89m x 3.68m)

A double bedroom with an en suite facility. Window overlooking the rear garden, ceiling lighting and TV/ telephone points. Door to the en suite.

En suite 7'4" x 5'1" (2.24m x 1.55m)

Shower unit. Low level WC. Wash hand basin fitted with a mono mixer tap. Window fitted with opaque glass. Ceiling lighting and extractor fan.

Bedroom Two 13'6" 9'4" (4.11m 2.84m)

Window to the front aspect, ceiling light and door to the 'Jack and Jill' bathroom.

Bathroom 7'9" x 6'2" (2.36m x 1.88m)

Bath. Low level WC. Wash hand basin fitted with a mono mixer tap. Ceramic tiled floor, window fitted with opaque glass, extractor fan and ceiling lighting.

Outside

Detached Garage 17'4" x 10'5" (5.28m x 3.18m)

Metal up and over door. Rear door to back garden. Power and light connected.

Agents Note 1

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2

Please note the dimensions of the room sizes have been copied off plan from the architects drawings and we cannot guarantee the accuracy. Internal floor coverings, colour of kitchen units, work surfaces etc will vary in accordance of the specification offered at the time of construction. The generic photographs of these properties are of similar to neighbouring properties within the development. Approximate room dimensions have been measured on another similar property and as agents cannot guarantee the accuracy.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.



