





PLOT 126, 36 FALLOW RD IS CURRENTLY UNDER CONSTRUCTION WITH ESTIMATED COMPLETION FOR EARLY 2023. A QUALITY DEVELOPMENT AT THE DEER PARK, HELSTON BY GRACELOFT LTD/MARCONI BUILDERS. A STUNNING THREE BEDROOM, TWO BATH/Shower Room, LINK DETACHED HOUSE OFFERING QUALITY ACCOMMODATION, AN ATTACHED GARAGE, PRIVATE OFF ROAD PARKING AND GARDENS. FREEHOLD TITLE. AWAITING EPC.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway. Cloakroom. Kitchen. Open plan Living - Dining Room.

### FIRST FLOOR

Bedroom 1 with En Suite. Bedroom 2. Bedroom 3. Bathroom. Landing.

### OUTSIDE

Brick paved driveway to front. Lawn garden to rear with paved patio area.

### THE PROPERTY

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This impressive, three bedroom link detached house (F1 Type design) offers quality accommodation, including an attached garage, valuable private parking and a garden. This link detached house is complemented by attractive architectural elevations incorporating low maintenance painted rendered/exposed stone external walls, under a pitched concrete tiled roof, UPVC double glazed windows/external doors, gas fired central heating system providing under floor zoned heating on the ground floor, and radiators on the first floor. A positive air flow circulation system has been fitted to the residence. Quality fittings to this property include internal oak doors fitted with brushed steel handles, choice of oak / tiled flooring for all downstairs areas, LED lighting, Laufen sanitary ware, choice of work surfaces to the kitchen, fibre internet and phone. Further external low maintenance features include plastic fascia/soffit boards, guttering and down pipes.

This family house will certainly appeal to discerning family and investment buyers alike, seeking a property on a level setting and within walking distance to Tesco supermarket providing every day shopping requirements. There is also a bus stop near Tesco.

The residence has been stylishly internally decorated throughout in a contemporary 'white', naturally creating a light and vibrant ambience.

### TENURE

Freehold Title

### COUNCIL TAX

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 further along on the right hand side.

### THE ACCOMMODATION COMPRISES

**(All dimensions are approximate )**

The property is approached from Fallow Road where the driveway and path leads to the front door opening into the entrance hallway.

### Entrance Hallway

Doors off to the cloakroom and the open plan living / dining areas.

### Cloakroom 5'10" x 2'11" (1.8 x 0.9)

Low level WC. Wash hand basin. Window, ceiling light and extractor fan.

### Living - Dining Room

An open plan living / dining room linked into the kitchen. Sliding door to the rear garden. Window to the rear aspect, telephone/TV points and inset ceiling lighting. Staircase ascending to the first floor accommodation. Storage cupboard. Opening leading into the kitchen.

### Kitchen

A fabulous fitted contemporary kitchen comprising a selection of base/wall storage units complemented by soft closing doors/drawers, choice of 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 below and an extractor canopy above. Choice of flooring, window to the front aspect and ceiling lighting. Opening into the living/dining room. (please see Agents Note 2 re choices)

### Staircase

A closed tread winding staircase ascends from the living / dining room to the first floor landing.

### First Floor Landing

Storage cupboard, ceiling lighting and oak doors leading off to :-

### Bedroom One 13'0" x 8'9" (3.97 x 2.685)

Window to rear aspect, radiator and ceiling lighting.

### En Suite B1

Corner shower unit. Low level WC. Wash hand basin. Window fitted with opaque glass. Part ceramic tiling to walls, extractor fan and ceiling light.

### Bedroom Two 10'4" x 8'9" (3.150 x 2.685)

Window to the front aspect, radiator and ceiling lighting.











**Bedroom Three 9'6" x 6'4" (2.91 x 1.95)**

Window to the rear aspect, radiator and ceiling lighting.

**Bathroom**

Panelled bath fitted with a shower above. Low level WC.

Wash hand basin. Part ceramic tiling to walls. Window fitted with opaque glass, extractor fan and inset ceiling lighting.

**Attached Garage 18'1" x 8'10" (5.535 x 2.7)**

Metal up and over door. Power and light connected. Door to rear garden.

**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 (if buying early on in the build process). Please note, on some of the new builds we use CGI's for the brochures.

**Anti Money Laundering Regulations - Buyers**

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