



21 Bishops Way, Falmouth

Guide Price £375,000 Freehold

Modern muse house on Bishops Way. Stylish design, 3 levels, 3 beds, master with en-suite. Enclosed rear garden, garage, parking. Near schools, shops, and beaches in Falmouth.

Heather & Lay
The local property experts

Residential Sales 01326 319767
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN
www.heather-lay.co.uk





THE PROPERTY

Bishops Way was built in 2019 and still retains the remainder of its NHBC warranty, also the development benefits from open green spaces, children's play areas and an appeal of this stylish modern muse house design. This well-presented property provides generous accommodation over three levels, with the sitting/dining room positioned to the rear of the property with French patio doors opening out to a raised decking and space for seating. A fully fitted modern kitchen with integrated appliances and a good level of wall and base units. A ground floor Cloakroom/WC and storage cupboards all to the ground floor. On the first floor are two good-sized double bedrooms with one of the bedrooms benefiting from a Jack & Jill bathroom. On the top floor is an impressive dual-aspect master bedroom totalling 28 feet in length with two storage cupboards, space for a dressing area, fitted wardrobes and inclusive of a shower en-suite. To the front of the property is a pathway leading to the front door and at the rear is the enclosed garden and a gate leading out to the garage and parking space. The property is a real treat, providing a good quality, comfortable home with a sun trap rear garden, ideal for enjoying when the sunshine is out in Falmouth....

THE LOCATION

Situated in a lovely setting with open green space, trees and walkways nearby, the property lies on the outskirts of Falmouth, about one mile from the town, harbourside and beaches. Falmouth School is relatively nearby, as are Primary Schools at Mongleath and local shops including the excellent 'early 'til late' Coop at Boslowick and Penmere Train Station. Union Park is a development consisting of two, three and four bedroom homes and once part of the school playing fields and now a select development of quality housing. Beautiful countryside offering ideal for walks and there is a 'cut' through Tregoniggye Woodland with access to a lovely pathway heading towards Swanpool Nature Reserve and beach. The location is convenient for main road access to Truro City and other local towns and villages.

- Beautiful Modern Family Home
- Three Double Bedrooms & Master With En-suite
- Lounge/Dining Room With Patio Doors Out To Garden
- Fitted Kitchen With Integrated Appliances
- Family Bathroom/WC & Additional Ground Floor WC/Cloakroom
- Allocated Parking Space & Garage
- Nearby Schools, Amenities & Doctors
- Remainder Of NHBC Warranty

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Pedestrian walkway to the front door stepping into....

ENTRANCE HALL

A composite half glazed front door with triple lock, spy hole, white panel doors to the kitchen, sitting/dining room and a cloakroom/WC. Engineered oak flooring. Turning staircase rising to the first floor with a corner shelf. Radiator.

KITCHEN

6' 1" x 12' 7" (1.85m x 3.84m)

A fully fitted modern kitchen with the continuation of the engineered oak flooring, a good level of wall and base units, 1.5 bowl stainless steel sink with drainer and a uPVC double glazed window to the front aspect. Integrated appliances include a fridge freezer, dishwasher, washing machine, built-in stainless-steel oven and grill with four ring gas hob with splash back and a stainless steel extraction hood above. Roll top work surfaces, spotlights, radiator and a cupboard housing the combination gas boiler fuelling the radiators and hot water.





SITTING/DINING ROOM

18' 10" x 13' 3" (5.74m x 4.04m)

A spacious living area with room for dining as well as the usual living room furniture. A box bay effect area at the rear with French patio doors fully opening out onto the enclosed garden and a raised decking area. Understairs storage cupboard housing the fibre broadband and the electric RCD fuse box. Multimedia TV sockets and two radiators.

CLOAKROOM/WC

Ground floor cloakroom comprising a hand wash basin with tiled splashback, mixer tap and a WC with shelving above. Continuation of the engineered oak flooring. Extractor Fan. Radiator.

FIRST FLOOR LANDING

White panel doors lead to two double bedrooms and the Jack & Jill bathroom. Turning staircase rising to the second floor. Radiator.

LANDING

Access to loft space, white panelled doors to all rooms, radiator and carpet.



BEDROOM TWO

13' 3" x 9' 7" (4.04m x 2.92m)

Bright and light room with two double glazed windows to the rear with an outlook over the garden. Access to the jack & jill bathroom. Radiator.

BEDROOM THREE

13' 3" x 9' 0" (4.04m x 2.74m)

Another good sized double bedroom also benefits from two double-glazed windows to the front aspect. Fitted wardrobes into the recess area. Radiator.

JACK & JILL BATHROOM

White panel doors leading to bedroom two and first floor landing. Modern three piece white suite comprising a panelled bath with mixer tap and half tiling surround, WC, hand wash basin with mixer tap and tiled splashback. Engineered oak flooring. Extractor fan & radiator.

SECOND FLOOR LANDING

Turning staircase from first floor, white panelled door to the master bedroom with en-suite. Radiator and plug sockets.

MASTER BEDROOM

28' 5" x 13' 2" (8.66m x 4.01m)

An impressive, spacious and bright dual aspect master bedroom with two sky lights to the rear and views over roof tops looking towards St Austell clay pits in the distance and countryside, double glazed window to the front aspect. A deep recess area providing space for a dressing table or seating and a further space to the rear with fitted wardrobes. Two large storage cupboards and a central heating thermostat control. Loft hatch above, TV aerial and ethernet sockets. White panel door leading to...

EN-SUITE SHOWER ROOM

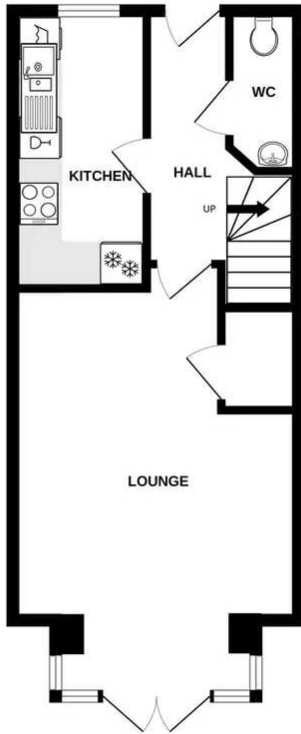
A bright and well-presented en-suite shower room comprising of a shower cubicle with a clear screen door, tiling surround and an electric Mira shower. Wash basin with mixer tap and tiled splashback and WC with low-level flush. Skylight to the front aspect. Towel heated radiator and engineered oak flooring. Shaver points, extractor fan and a tiled shelf.



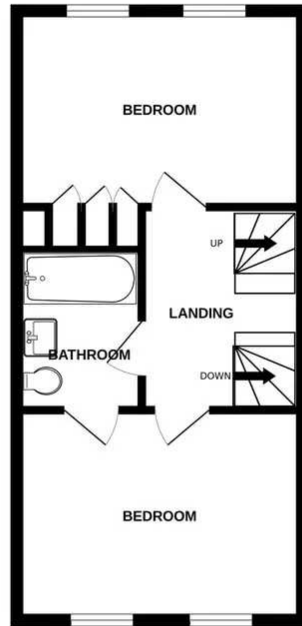
Heather & Lay

The local property experts

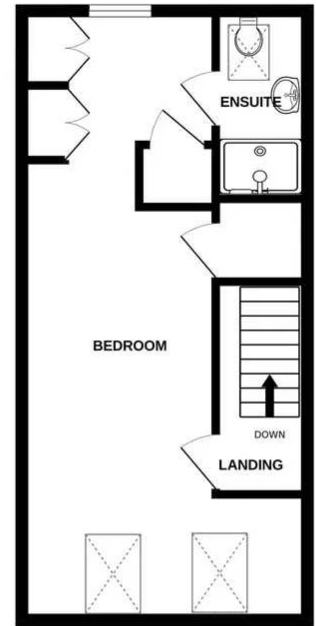
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



OUTSIDE

FRONT GARDEN

A pedestrian footpath to access the front door with a mixture of shrubs and plants to the front garden area. Electric and gas boxes are also located at the front of the property.

REAR GARDEN

Enclosed rear garden with wooden fencing surround and beautifully presented with many different types of plants and shrubs including Jasmine. Two tiers comprise a raised decking which brings a lovely connection between the internal sitting room, a few steps down to a further seating area at the rear of the garden with a rear gate accessing the garage and parking space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

Services: mains electricity, gas, water & drainage

AGENTS NOTE:

There is an estate charge for the development which goes towards the upkeep of the estate, including grass cutting, tree trimming, lighting and road maintenance. The most recent charge was £253.91 for the period 1st April 2024 to 30th September 2024 (bi-annually). This cost is reviewed yearly and can be paid in instalments.

