



29 Bishops Way, Falmouth

Guide Price £345,000



Heather & Lay
The local property experts

A truly impressive family home, set on three storeys with spacious accommodation throughout and favouring a well orientated sunny aspect rear garden. The property is positioned in a cul-de-sac on the outskirts of Falmouth with primary & secondary schools nearby and great links to Falmouth Town and beaches. Number 29 benefits from two parking spaces, three double bedrooms with an impressive 28' master bedroom and shower en-suite

THE PROPERTY

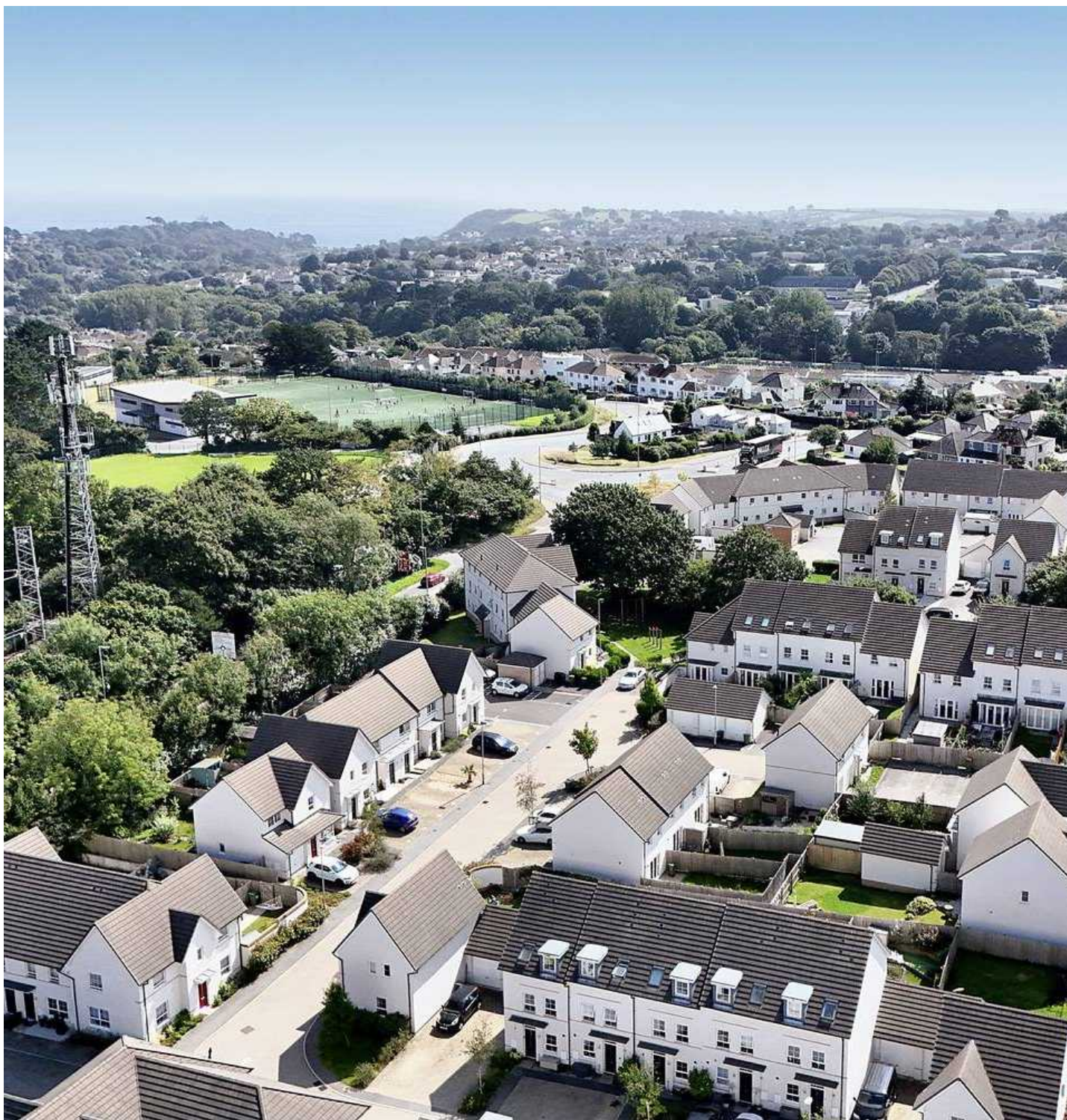
9 Bishops Way was built in 2018 and still retains the remainder of its NHBC warranty. A simply stunning and well-presented family home offering generous accommodation over three levels. The sitting/dining room is positioned to the rear of the property with French doors opening out to a sunny aspect rear garden. A fully fitted modern kitchen with integrated appliances and a good level of wall and base units. 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 offering 28 feet in length with two storage cupboards and inclusive of a shower en-suite. To the front of the property are two allocated parking spaces and to the rear garden is rear access around a neighbouring property to the front. The property is a real treat, providing a quality, comfortable home with perfect orientation and a sunny rear garden to enjoy outside dining and entertaining late into the summer evenings.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







- Modern Family Home
- 3 Double Bedrooms One With En-Suite
- Generously Sized Accommodation Throughout
- Modern Kitchen With Integrated Appliances
- Gas Central Heating & UPVC Double Glazing
- South Facing Rear Garden
- 2 Private Parking Spaces
- Remainder Of NHBC Warranty

THE LOCATION

Union Corner is just off a large roundabout giving excellent access to all parts of Falmouth, be it shops or beaches. Once part of the school playing fields and now a select development of quality housing. Placed on the outskirts of Falmouth, remarkably just a short drive and a 30-minute walk to Falmouth town, the harbourside and to Swanpool and Gyllyngvase beaches. The property is accessed by car from Kergilliack Road on the outskirts of Falmouth.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

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

GROUND FLOOR

ENTRANCE HALLWAY 12' 4" x 3' 6" (3.76m x 1.07m)

A UPVC double glazed front door with a triple lock, vinyl flooring, radiator, white panel doors to the kitchen, sitting/dining room and a downstairs Cloakroom WC. Turning staircase to the first floor.

KITCHEN 12' 9" x 6' 2" (3.89m x 1.88m)

A fully fitted modern kitchen with a continuation of the vinyl flooring, a good level of wall and base units, 1.5 bowl stainless steel sink with drainer and a uPVC window to the front, integrated appliances including a fridge freezer, dishwasher and washing machine. Built-in stainless steel oven and grill with four-element gas hob with splash back and a stainless-steel extraction hood above. Rolled top work surfaces, spotlights, radiator and cupboard housing the boiler.





SITTING/DINING ROOM 15' 4" x 13' 4" (4.67m x 4.06m)

A wonderful sitting room with space for a dining table as well as the usual living room furniture. A box bay effect with French doors leading to the rear sunny aspect garden, under stair storage cupboard which houses the fibre broadband, carpet and radiator.

CLOAKROOM/WC 6' 8" x 2' 11" (2.03m x 0.89m)

Ground floor cloakroom comprising WC and hand basin. Radiator and continuation of ground floor vinyl flooring.

FIRST FLOOR

LANDING

Carpet, radiator and white panel doors to two double bedrooms and a Jack & Jill bathroom. Turning staircase to second floor.

BEDROOM TWO 13' 3" x 11' 2" (4.04m x 3.40m)

A lovely size double bedroom with carpet, gas radiator and two UPVC double glazed windows to the front

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

Another good sized double bedroom with carpet, radiator, white panel door leading to the Jack & Jill bathroom and two UPVC double glazed windows to the rear.

FAMILY BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

A Jack & Jill bathroom with a white panel door leading to bedroom 3. Vinyl flooring, radiator, modern bathroom with a three-piece suite comprising a WC, hand basin and a bath with mains shower overhead which is fully tiled surround.

SECOND FLOOR

LANDING

Turning staircase from first floor, carpet and a white panelled door to the master en-suite bedroom.

BEDROOM ONE 28' 6" (8.69m) x 13' 2" (4.01m) reducing to 9'

(2.74m) An impressive and spacious dual aspect master bedroom with a deep recess space for a dressing area or wardrobes. Carpet, UPVC double-glazed window to the front and two sky lights to the rear. Radiator, two storage cupboards and a central heating thermostatic control. White panel door leading to...





EN SUITE SHOWER ROOM 7' 2" x 4' 6" (2.18m x 1.37m)

A lovely and light shower room with a velux window to the front, vinyl flooring, radiator, walk-in electric shower with clear doors and , wash basin and WC. UPVC double-glazed window to the front. A three-piece suite comprising a WC, hand basin and walk-in tiled corner shower with wall panels. Towel heater and Vinyl flooring.

FRONT GARDEN

Pedestrian footpath to access the front door, shrubs, electric and gas box to the front.

REAR GARDEN

South facing rear garden providing sunshine for much of the day. From the sitting room wide opening French doors onto a paved terrace with steps up to another tier mainly laid to synthetic lawn. All is well enclosed by timber panel fencing, the patio area has space for an outbuilding and the vendors currently use one corner for a seating area to enjoy the sunny aspect position. Rear gate with a walkway onto Bishops Way.

ALLOCATED PARKING

To the front of the property are two allocated parking spaces as well as residential parking available on the cul-de-sac.

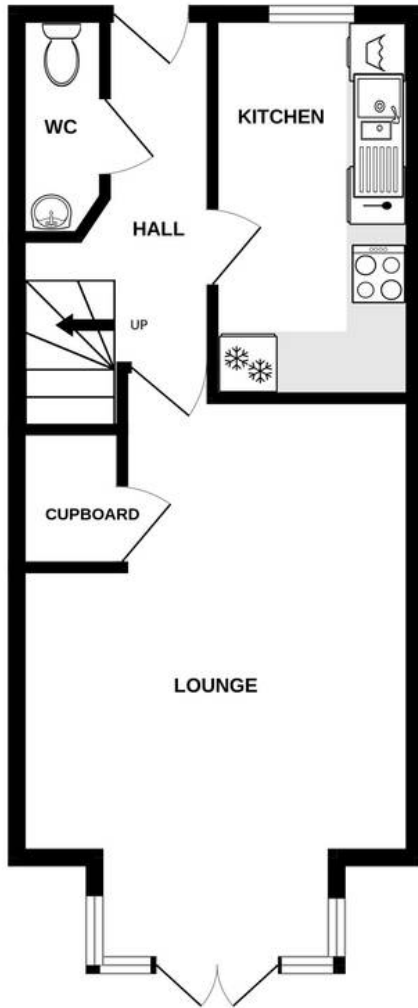
SERVICE CHARGES

An annual or monthly estate charge payment is made to First Port as a contribution for maintenance of common areas on the development (e.g. 2024 £35 per month or £420 per annum). This cost is reviewed yearly and can be paid in instalments.

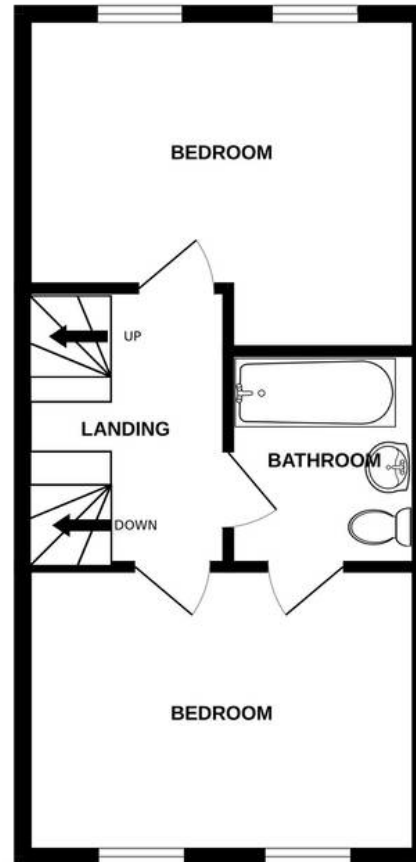
SERVICES & GLAZING: Mains water, electricity, gas, drainage and telecommunications. uPVC double glazed windows and exterior doors. Fibre to the home broadband.



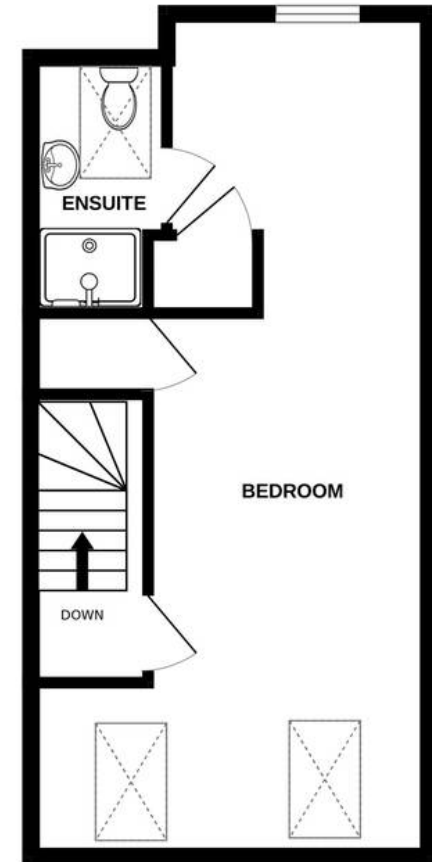
GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.8 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 ©2023

Heather & Lay
The local property experts



