



38 Bickland View, Falmouth

Guide Price £445,000



Heather & Lay  
*The local property experts*



# 38 Bickland View

## Falmouth

Enviably 4-bed detached home on a no-through road in Bickland View, Falmouth. Modern kitchen, westerly garden, garage with ample storage, close to amenities and picturesque coastal paths.

- Well-presented detached house
- Tucked away on a no-through road location
- 4 Bedrooms, main en suite
- 2 reception rooms & separate kitchen/diner
- Garage & driveway parking
- Westerly facing garden
- NHBC building warranty

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

### THE PROPERTY

Located in an enviable position, on a no-through road and with open green space beyond, makes it a quiet, tucked away spot within Bickland View. The property is well presented as a four bedroom, two reception room detached home with parking and garage. The downstairs living space is versatile with two reception rooms giving plenty of options for a family providing an extra bedroom or a second living room to tuck away. Large French doors lead from the modern kitchen/diner to a westerly facing garden space which gives the new owner plenty of opportunity to develop how they wish. Upstairs are four good-sized bedrooms and a family bathroom with the master containing built-in wardrobes and an en suite bathroom. Parking for two cars in tandem can be found to the front of the garage which has space for a modern car and plenty of storage above with high ceiling pitched roof. All in all a practical,





## THE LOCATION

Located on the outskirts of Falmouth, just off Bickland Water Road near Falmouth Town Football Club. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals. Falmouth seafront faces south over the Bay with sandy beaches and access to the South West coastal path leading back to Swanpool near to the house. No wonder then, that Falmouth is consistently voted in the top five favorite places to live in the UK.

## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE

APPROXIMATE) Entering through an obscure glazed UPVC front door into.....

## HALLWAY

White painted wooden doors into the reception rooms and kitchen/diner. Staircase to first floor. Radiator, wood effect laminate flooring.

## SITTING ROOM

Well-presented light and bright room with UPVC double glazed window overlooking the front garden. Radiator.

## LOUNGE

UPVC double glazed window to front. Large under stair storage cupboard. Radiator.

## KITCHEN/DINER

UPVC double glazed French doors to garden and UPVC double glazed window to rear. Stylish, modern eye and base level kitchen units with quartz worktops. One and a half bowl stainless steel sink with swan neck mixer tap. Electric oven with induction hob and extractor over, built-in fridge freezer and dishwasher. Dining area with space for table and chairs. Radiator. Wood effect laminate flooring. Door into.....

## UTILITY ROOM

Obscure glazed UPVC door to rear. Space and plumbing for washing machine and tumble dryer with countertop over. Gas fired central heating boiler fuelling radiator central heating and hot water supply. Door into...















#### **CLOAKROOM/WC**

UPVC double glazed window to side. Push button WC, pedestal hand wash basin with mixer tap and tiled splash back.

#### **FIRST FLOOR**

Stairs rising to the first floor....

#### **LANDING**

Wooden doors to all bedrooms and to the family bathroom. Two large storage cupboards. Access to loft storage space.

#### **BEDROOM ONE**

UPVC double glazed window to rear with countryside views. Large built-in wardrobe, Radiator. Wooden door into.....

#### **EN SUITE**

Obscure UPVC double glazed window to rear. Three piece white suite comprising WC, Pedestal hand wash basin with mixer tap and shower with glass sliding door. Tiled wet areas. Towel radiator.

#### **BEDROOM TWO**

Double bedroom with UPVC double glazed window to front with far reaching views towards countryside. Radiator.

#### **BEDROOM THREE**

Double bedroom with UPVC double glazed window to front with far reaching views towards countryside. Radiator.

#### **BEDROOM FOUR**

Good size single room with UPVC double glazed window to rear with greenery views. Radiator.

#### **FAMILY BATHROOM**

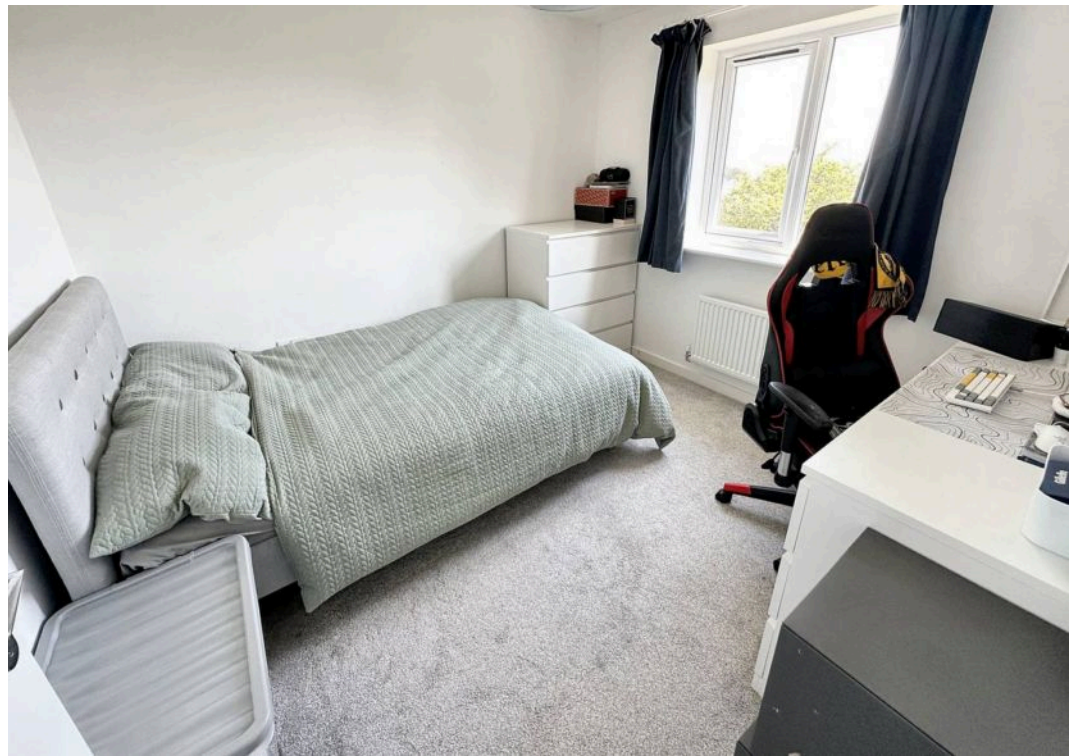
Obscure UPVC double glazed window to front. Three piece white suite comprising WC, pedestal hand wash basin with mixer tap and bath with electric shower over and glass screen. Tiled wet areas. Radiator.



















## OUTSIDE

### FRONT

Lawn area with wooden fence surrounding. Shrubbery to the side of the steps leading to front door with metal handrail.

### REAR

Westerly facing with plenty of opportunity for the new owner to put their own stamp on it. Concrete pad ready for a patio to be laid by the new owner. Gravel area with opportunity to turf and flower beds ready to be planted. Second concrete slab behind garage, again, giving opportunity for further patio space. High brick wall and wooden fence provide privacy to the rear. Outside tap. Access gate to the driveway.

### DRIVEWAY

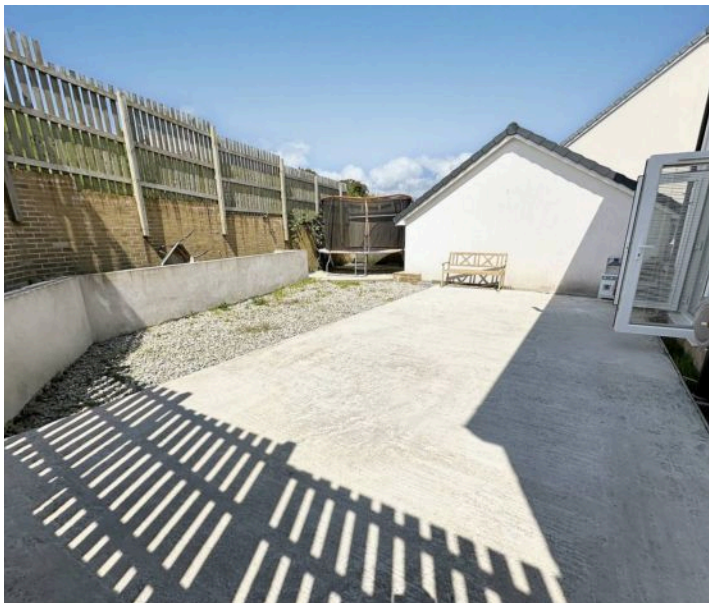
Off-road parking for two in tandem in front of the garage.

### GARAGE

Up and over garage door. High pitched ceiling gives storage space above. Power and light.

### AGENT'S NOTE

There is an estate charge for upkeep of the communal road and areas currently £220 per annum.



Council Tax band: E

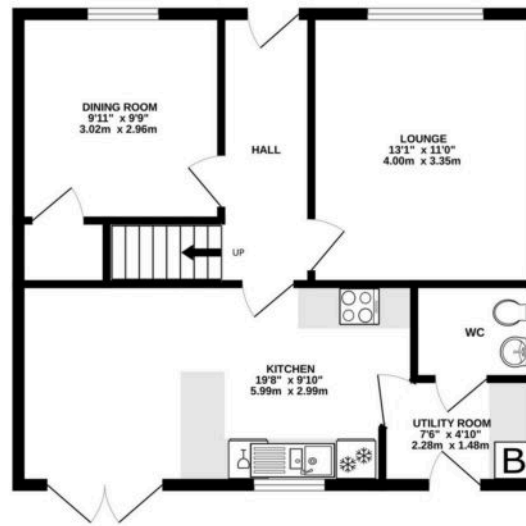
Tenure: Freehold

EPC Energy Efficiency Rating: B

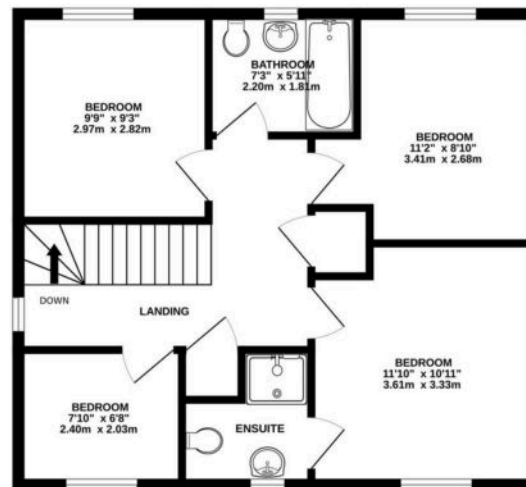
SERVICES Mains gas, water, electricity and drainage



GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 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 ©2025





## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay  
*The local property experts*