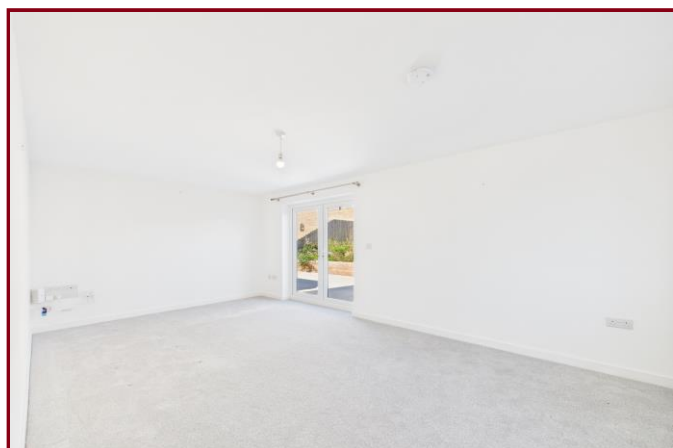




**MAP estate agents**  
Putting your home on the map

**Levant Rise,  
Falmouth**

**£420,000  
Freehold**





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Falmouth**

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Freehold**

## **Property Introduction**

This beautifully appointed house is located in a superb elevated position at the start of a development on the outskirts of Falmouth.

The property benefits from a remainder of an NHBC certificate and with a stone-faced frontage providing low maintenance, the property consists of a lounge with double doors out to a good size landscaped garden, there is a kitchen/diner leading to a utility and a ground floor cloakroom. On the first floor are three double bedrooms - one being a principal bedroom with en-suite and there is also a separate family bathroom.

To the outside is the landscaped garden, garage and driveway parking.

## **Location**

The development by Persimmon Homes is on the outskirts of Falmouth, close to the village of Budock Water. Having easy access to Maenporth and Swanpool beaches, the nearest convenience store is located in Budock Water and public footpaths from the development lead to countryside walks. The property is conveniently located for local Primary and Secondary schools.

The town centre is just over one and a half miles away with its range of individual and high street shops and an abundance of cafes, restaurants and bars. A multi-screen cinema at one end of the town and at the other is the National Maritime Museum and Events Square where many annual events are held. A regular bus service with the nearest bus stop located at Falmouth Football Club at the start of the development.

## **ACCOMMODATION COMPRISES**

Composite door leading to:-

### **HALLWAY**

Storage cupboard housing electrics. Door to:-

### **LOUNGE 18' 3" x 10' 2" (5.56m x 3.10m)**

Double glazed window and double doors leading out to the rear garden. Radiator.

Returning to hallway, door to:-

### **KITCHEN/DINING ROOM 18' 4" x 9' 8" (5.58m x 2.94m)**

Two double glazed windows with bespoke fitted wooden plantation shutters. Range of white floor and wall-mounted units with working surface over incorporating an inset one and a half bowl single drainer sink unit with drainer with further double glazed window above fitted oven and hob, feature splash and extractor hood above. Under-cupboard lighting, integrated fridge/freezer and dishwasher and spotlighting to the ceiling. Space for dining room table. Luxury vinyl tiled flooring and two radiators. Door to:-

### **UTILITY**

Double glazed door leading into the garden. Worktop with cupboard under, space for washing machine, space for tumble dryer and wall-mounted boiler. Door to:-

### **DOWNSTAIRS CLOAKROOM**

Low level WC, sink unit and pedestal with tiled splashback, extractor fan and understairs storage. Radiator. Returning to hallway, stairs to:-

### **FIRST FLOOR LANDING**

Double glazed window with fitted shutters and loft hatch. Radiator. Doors off to:-

### **BEDROOM ONE 10' 3" x 10' 3" (3.12m x 3.12m)**

Double glazed window with fitted shutters and two integrated storage cupboards/wardrobes. Radiator. Door to:-

### **EN-SUITE SHOWER ROOM**

Obscure glass double glazed window. Walk-in shower cubicle housing mains shower, low level WC, tiled surround, sink unit and pedestal, extractor fan and heated towel rail.

### **BEDROOM TWO 13' 0" x 9' 5" (3.96m x 2.87m)**

Two double glazed windows with fitted shutters and radiator.

### **BEDROOM THREE 8' 8" x 7' 3" (2.64m x 2.21m)**

Double glazed window with fitted shutters and storage cupboard. Radiator.

### **BATHROOM**

Obscure glass double glazed window. Sink unit and pedestal with tiled surround, low level WC, bath with 'Mira' electric shower over and tiled surround. Heated towel rail.

### **GARAGE 19' 3" x 9' 10" (5.86m x 2.99m)**

Up-and-over door and with power and light connected.

### **OUTSIDE FRONT**

To the front of the property, there is driveway parking in front of the garage, a lawn and hedging.

### **REAR GARDEN**

The rear garden has been recently refurbished, landscaped and is of a generous size with ease of maintenance in mind. Enclosed with fencing, there is a large porcelain tiled patio, outside electric, outside tap and garden spotlighting. Steps lead to a lawn with raised beds. Pedestrian gate leads to the front of the property.

### **SERVICES**

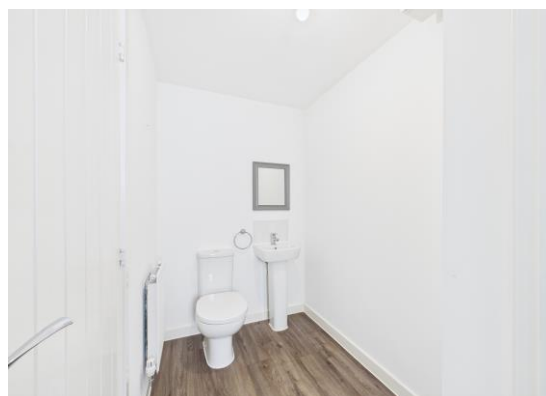
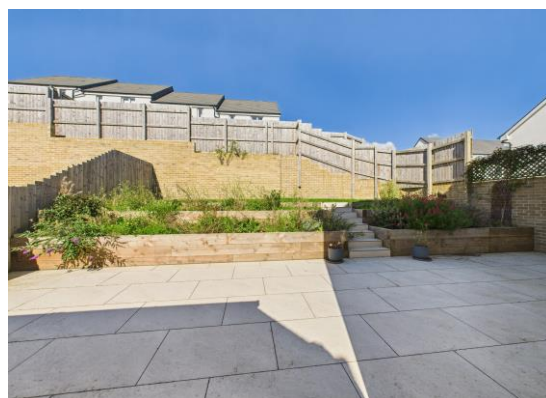
The property benefits from mains water, mains gas and mains electric.

### **AGENT'S NOTES**

The Council Tax Band for this property is Band 'D'. The current service charge towards the upkeep of the estate and communal areas is currently £191.00 per year.

### **DIRECTIONS**

From Bickland Water Road with Falmouth Football Club on your right at the roundabout turn left and proceed up the hill into Eve Parc. The property will be identified on the right-hand side after office and show home. If using What3words: goals.chose.chins

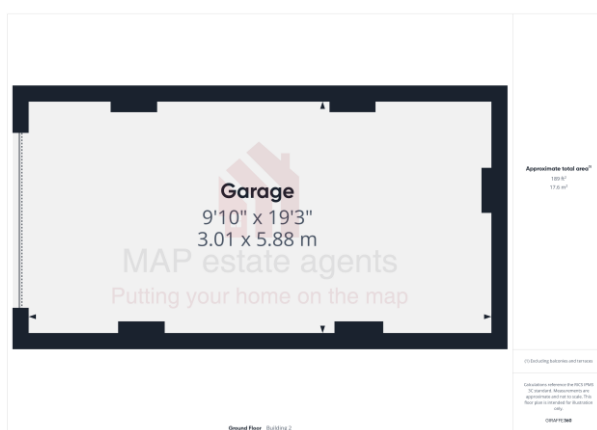
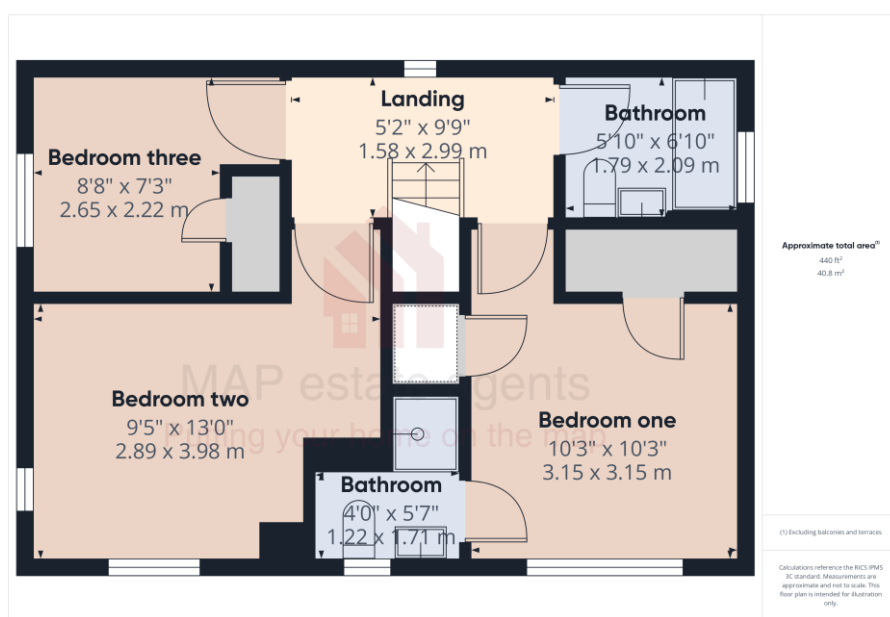
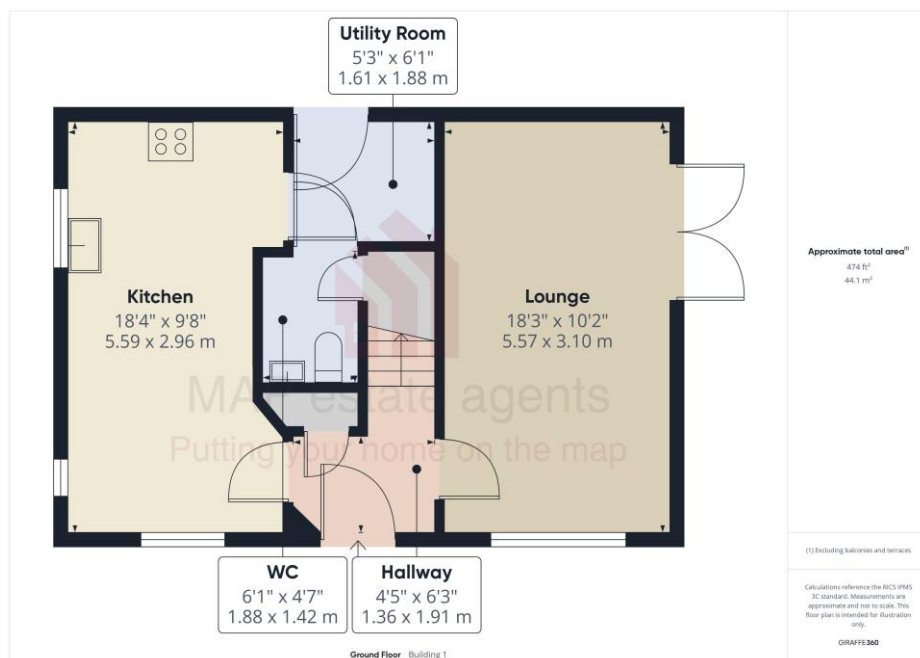


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         | 93                      |
| (81-91) B                                   | 82      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



## MAP's top reasons to view this home

- Beautifully presented detached house
- Elevated position
- Three bedrooms, principal en-suite
- Kitchen/diner with separate utility
- Lounge with double doors out to the garden
- Family bathroom and ground floor cloakroom
- Offered for sale chain free
- Generous landscaped garden
- Garage with extra sockets added
- Driveway parking



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