



TOM WILLS



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

**2 Chi Lowen Drive**  
Falmouth, TR11 4GL  
**£495,000**



3



2



2



B

## 2, Chi Lowen Drive

TR114GL

Situated within a select development of just four detached houses, each individually designed with high-quality fittings and all the benefits of modern living, this particular house has been significantly enhanced by the addition of a superb garden studio, which cost over £30,000. The studio features tri-folding aluminium doors that open onto a garden with mature trees, providing privacy. At the front, a brick-laid driveway offers parking for up to four vehicles.

- Built in 2020
- Bespoke and individual
- Superb garden studio - perfect for a home office, hobby room or occasional bedroom
- 3 bedrooms
- 2 bath/shower rooms plus ground floor WC
- Economic and low maintenance living
- Utility room
- Quality units and fittings
- 4 car driveway
- EPC Rating B (83)

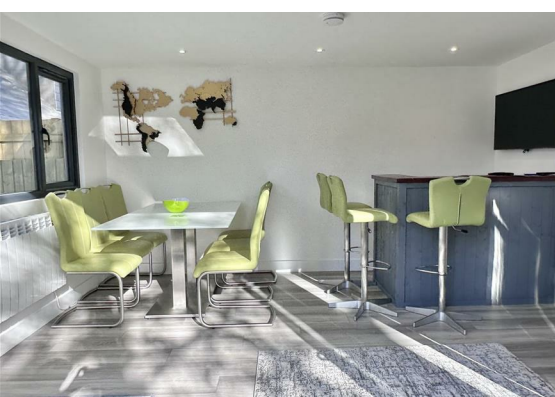




The layout of the accommodation has been thoughtfully designed, offering the option of a semi-open plan living space or a more traditional setup with a separate kitchen, thanks to the double doors between the two rooms. The living area is an impressive 21 feet long, with triple-aspect glazing, including bi-folding doors leading to the garden. A very useful utility room is located off the kitchen, with the owner continuing the attractive tiling, which has been a tasteful addition since purchase. There is no shortage of WCs, with one on the ground floor and two on the first floor. The principal bedroom enjoys an attractive en-suite, and the two additional double bedrooms are also generously sized, both served by another tastefully fitted bathroom

#### ADDITIONAL INFORMATION

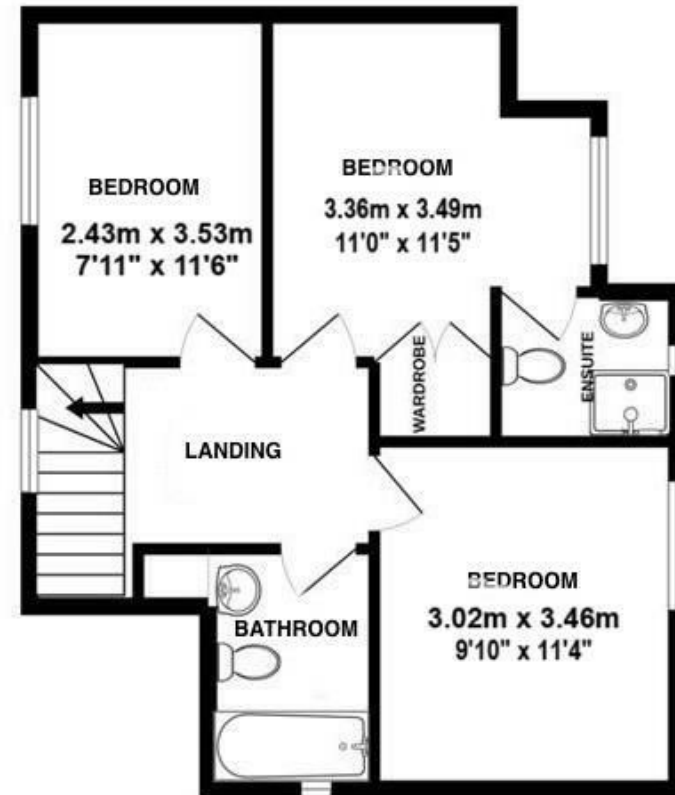
Tenure - Freehold. Possession - Vacant possession upon completion with the option of no onward chain. Services - Mains gas, electricity, water and drainage. Gas central heating, Fibre broadband speed approximately 40 mbps. Council Tax - Band D. EPC rating - 83 (B). **VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 100 sq.m (1076 sq.ft) 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.  
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**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 94                      |
| (81-91) <b>B</b>                            | 83      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |