



80 Bickland View, Falmouth, TR11 5LP

Guide Price £295,000

Situated in the highly desirable development of Eve Parc, built by Messrs Persimmon Homes in 2021, a superb end of terrace 2 bedroom house offering a surprising and unusually large plot providing a level and secluded rear garden, with side access and scope to develop. An ideal first time buy or family home with the remainder of an NHBC warranty.

Key Features

- 2 bed end of terrace
- Sought-after 'edge of town' location
- Elevated views from rear garden and first floor
- Unusually large plot
- Parking for 1 vehicle
- EPC rating B



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

A mellow stone pathway leads to a double glazed front door, opening into the:-

ENTRANCE HALLWAY

Stairs ascending to the first floor, panel door to the living room, further door to the:-

CLOAKROOM/WC

A modern suite comprising low flush WC and pedestal wash hand basin with tiled surround. Radiator, wall-mounted consumer unit, double glazed window to the front elevation.

LIVING ROOM

14'9" x 9'2" (4.50m x 2.80m)

Double glazed window to the front elevation, radiator, TV aerial point. Panel door to deep under stair storage cupboard. Panel door to the:-

KITCHEN/DINER

12'5" x 8'2" (3.80m x 2.50m)

A modern fitted kitchen with white gloss units both above and below a quartz work surface. Electric oven with induction hob and stainless steel cooker hood with tiled surround. Inset stainless steel one and half bowl sink with chrome mixer tap, space with plumbing for dishwasher/washing machine, space for dryer/fridge, space for fridge/freezer. Gas combi boiler servicing heating and domestic hot water. Space enough for a dining table. uPVC French doors to the rear patio and garden. Radiator.

FIRST FLOOR

LANDING

Turning staircase with painted timber handrail and balustrade. Loft hatch, panel doors to all bedrooms and the family bathroom.

BEDROOM ONE

12'5" x 8'2" (3.80m x 2.50m)

A spacious double bedroom with double glazed window overlooking the rear elevation providing an elevated outlook. Radiator.

BEDROOM TWO

12'5" x 8'2" (3.80m x 2.50m)

A second spacious double bedroom, with two double glazed windows to the front elevation. Recess for wardrobes. Panel door to built-in cupboard.

FAMILY BATHROOM

A modern white suite comprising low flush WC, pedestal wash hand basin, panel bath with tiled surround and mains powered shower with chrome waterfall showerhead, and glass shower screen. Radiator, extractor fan, double glazed window to the side elevation.

THE EXTERIOR

OFF-ROAD PARKING

The property benefits from paved parking adjacent, with the potential to create a second parking space over the gravelled area.

TO THE FRONT

A token lawned area with a mellow stone pathway leading to the front door.

TO THE REAR

The substantial levelled garden benefits from a paved terrace immediately to the rear of the kitchen/diner. The lawned and level garden stretches to the side of the property with side gate giving access to the front, from the drive.

GENERAL INFORMATION

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

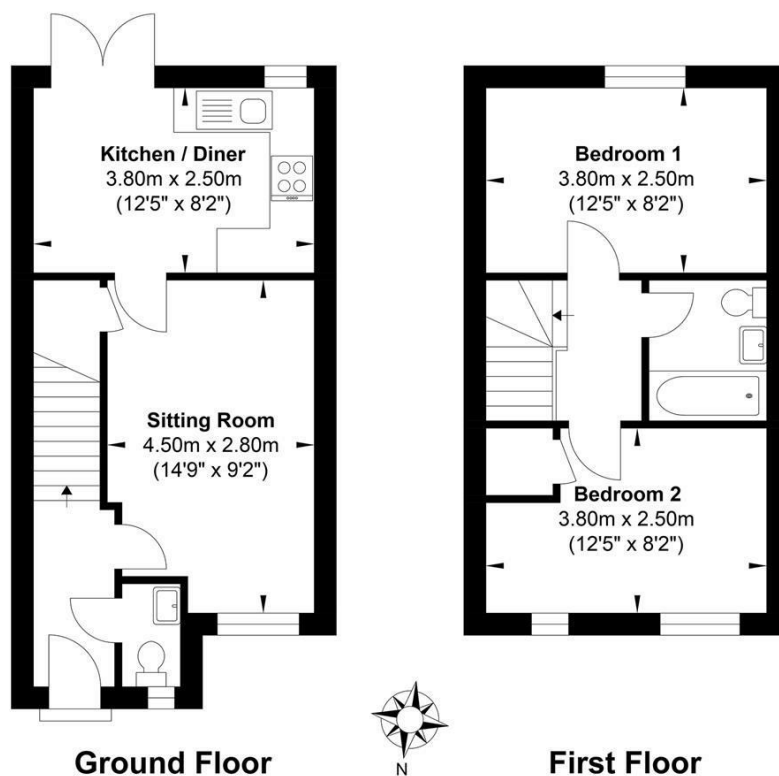
Freehold. There is an estate maintenance charge of £180.00. This includes maintenance of the communal space, roads and street lighting, managed by First Port.

VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Gross Internal Floor Area : 55.94 m2 ... 602 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.