



23 Agar Crescent, Eve Parc, Falmouth, TR11 5XJ

Asking Price £355,000

Positioned within phase 3 of the Eve Parc development, constructed by Messrs Persimmon Homes; a 3 double bedroom semi-detached house with principal en-suite shower room, landscaped and well tended rear garden, together with the added appeal of driveway parking, single garage and the remainder of an NHBC warranty. A superb 'turn-key' home, presented beautifully. Viewing highly recommended!

Key Features

- Semi-detached, modern home
- En-suite shower room to principal bedroom
- New development, close to Falmouth town
- Garage and driveway parking
- 3 double bedrooms, 2 bath/shower rooms
- Beautifully landscaped rear garden
- 10 years NHBC warranty
- EPC rating B



THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, mellow stone paving leads to a uPVC front entrance door with exterior courtesy light and step rising into the:-

ENTRANCE VESTIBULE

A useful space which could be utilised for storing coats, shoes etc. Hanging light, radiator, electrical consumer unit. Tiled flooring, door to the:-

LIVING ROOM

A spacious and deep room with uPVC casement window to the front elevation, media point with TV aerial point, telephone point and numerous plug sockets. Two radiators, ceiling light, wall-mounted heating thermostat. Door to far side leading into the:-

HALLWAY

Doors to WC and kitchen/diner. Stairwell rising to first floor level. Ceiling light, tiled flooring.

WC

Pedestal wash hand basin with mixer tap and tiled splashback, low flush WC. Radiator, ceiling lights, extractor fan. Tiled flooring.

KITCHEN/DINER

Spanning the width of the property and providing much natural light via clear glazed French doors, together with casement window providing a pleasant outlook over the rear garden and patio.

KITCHEN AREA

Comprising an array of units set both above and below a roll top worksurface incorporating a stainless steel one and a half bowl sink with drainer and mixer tap, together with appliances to include electric oven with four ring hob, glass splashback and extractor fan. Space and plumbing for washing machine and dishwasher. Built-in fridge/freezer. Tiled flooring, inset downlights, Logic combi boiler providing domestic hot water and heating. Open to the:-

DINING AREA

Space for a table and chairs, part-open walk-in storage cupboard, ceiling light, continuation of tiled flooring. Radiator. French doors providing access onto the rear patio and garden.

FIRST FLOOR

LANDING

Doors to all rooms. Loft hatch, radiator. Door to useful storage partly set over stairwell, further ancillary storage.

BEDROOM ONE

Set to the front of the property, with three uPVC casement windows providing a far-reaching outlook over the neighbouring rooftops of Eve Parc and beyond the rolling fields in the distance. A spacious and bright double room with oak-effect flooring, ceiling light and first floor master heating control. Radiator. Door leading into the:-

EN-SUITE SHOWER ROOM

A white and contemporary three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap and

walk-in shower cubicle featuring sliding door and mains powered shower. Tiling to floor and wet areas. Heated towel rail, mirror fronted medicine cabinet, inset downlights, extractor fan.

BEDROOM TWO

Another double room with window to far side providing an elevated outlook over the rear garden below. Ceiling light, oak-effect flooring, radiator.

BEDROOM THREE

Currently utilised as a dressing area by the current owners, with units to one side providing useful open storage, drawers and hanging space, which can be removed readily, if so required. Rectangular in shape, and once again a double, with casement window to far side offering views similar to bedroom two. Radiator, ceiling light. Oak-effect flooring.

MAIN BATHROOM

Another well finished white suite, comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with side shower screen, mixer tap and Mira Azora electric shower set over. Tiling to floor and wet areas. Obscure casement window to far side. Heated towel rail, extractor fan, ceiling spotlight.

THE EXTERIOR

REAR GARDEN

Recently landscaped and with a favourable westerly aspect providing plentiful sunlight throughout the late morning and afternoon periods. A broad mellow stone patio bordered with natural stone shingle offers a level area in which to enjoy al fresco dining or social gatherings with friends etc. From the patio, landscaping timbers provide a break between the patio and raised area of lawn beyond, enclosed to three sides via panel fencing and brick retaining wall to the far side. Beautifully tended and undoubtedly an asset for this particular modern home on the highly regarded Eve Parc development. External water tap, exterior power sockets. Timber side gate leads along a side pathway opening to the:-

FRONT DRIVEWAY AND GARAGE

A tarmacadam driveway provides parking enough for one vehicle leading to a garage with up-and-over door, once again, providing space enough for one vehicle or useful dry storage. The garage provides power and lighting.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

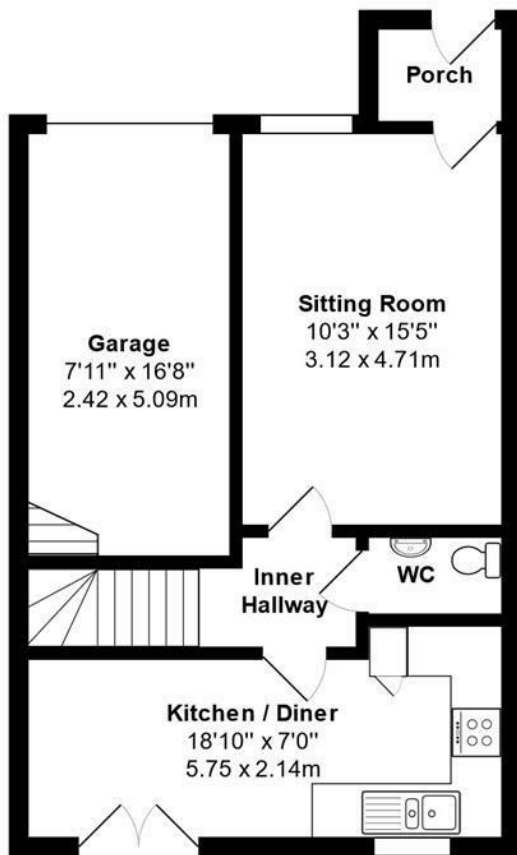
Freehold. The property is liable for an estate charge in the region of £150-£200, which can be clarified upon request.

VIEWING

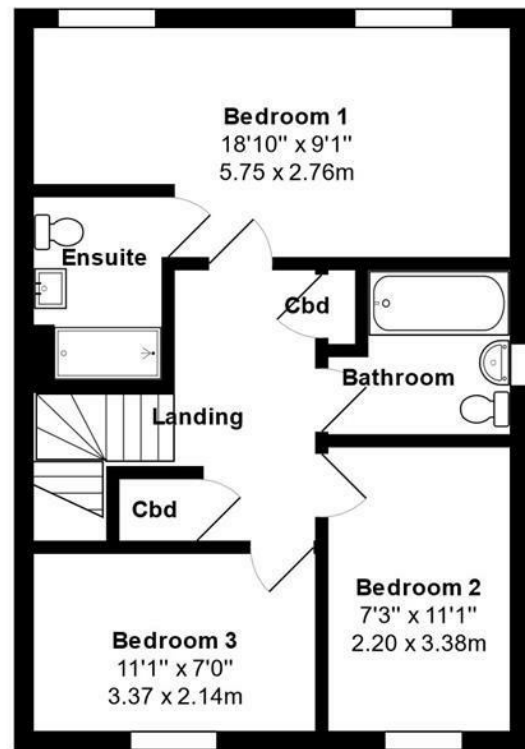
Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor
Approx Area: 49.6 m² ... 534 ft²



First Floor
Approx Area: 48.0 m² ... 517 ft²



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Total Approx Area: 97.5 m² ... 1050 ft²

All measurements are approximate and for display purposes only