

FOR SALE



Falconer Drive, Hamworthy
£230,000


MARTIN&CO

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£230,000

- council tax band 'B' £1593.08
- *****NO FORWARD CHAIN*****
- close to Cobbs Quay, Holes Bay & Upton Country Park
- large, enclosed rear garden
- allocated parking
- 47 square metres

This lovely home is located very close to Holes Bay, Cobbs Quay & a short walk into the grounds of Upton Country Park!

The house has double glazing & gas central heating, & allocated parking with direct access from the living room into the private enclosed rear garden.

*****NO FORWARD CHAIN*****



PORCH UPVC door, double glazed window, space to hang coats, laminate flooring.

LIVING ROOM 12' 9" x 11' 3" (3.91m x 3.45m) Ceiling light, double glazed French doors opening directly onto the paved terrace & into the garden. Laminate flooring, radiator.

KITCHEN Ceiling light, double glazed window to side aspect, range of wall & base units with worktop over & tiled splashbacks. Wall mounted 'Gloworm' boiler, (newly fitted Dec 2023) electric cooker with extractor over, space & plumbing for washing machine, fridge & freezer. Under stairs cupboard with shelving (creating useful pantry area), laminate flooring.

LANDING Ceiling light, loft hatch, airing cupboard with shelving.

BEDROOM 11' 3" x 8' 7" (3.45m x 2.63m) Ceiling light, double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM Inset spotlights, with extractor fan, double glazed window to side aspect. The suite includes a corner bath with shower over & curtain, toilet & basin, all with tiled splashbacks. Heated towel rail style radiator, vinyl flooring.

OFFICE/NURSERY Ceiling light, double glazed window to side aspect, radiator.

REAR GARDEN Laid mainly to lawn, with paved sun terrace & path to parking area. The garden is surrounded by brick walling providing privacy & the borders are well stocked with mature shrubs & trees. Bin storage area.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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