Laskowski &Co

10 Levant Rise, Eve Parc, Falmouth, TR11 5XF

£385,000

Located on renowned Eve Parc and set within walkable distance to highly regarded primary and secondary schools alike, a well presented, semi-detached modern home offering sizable 4 bedroom accommodation, arranged over ground, first and second floors with the principal benefitting from an en-suite shower room and built-in wardrobes. Externally, superbly maintained front and a well landscaped rear garden showcase quality spaces in which to enjoy the outdoors, with driveway parking and a single garage. Prospective purchasers should note that the property is being sold with immediate vacant possession and the advantage of no onward chain!

Key Features

- Ready for immediate occupation!
- Residue of a 10 year NHBC warranty provided
- Landscaped rear garden, broad patio and upper lawn
- Within walking distance of Falmouth town, local schools and woodland
- Spacious 4 bedroom family home
- Top floor principal bedroom with en-suite
- Driveway parking and single garage
- EPC rating B

THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, a mellow stone paved path leads to a covered front entrance, with part obscure glazed entrance door and exterior courtesy light. Door opening into the:-

ENTRANCE HALLWAY
Doors to cloakroom/WC, living/dining room and kitchen. Turning staircase rising to first floor. Radiator, ceiling light, heating thermostat. Wood-effect flooring.

CLOAKROOM/WC
Geometric patterned flooring, low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Radiator, towel rail. Electrical consumer unit, ceiling light, obscure glazed window to front elevation.

KITCHEN
A modern fitted kitchen with an array of cupboard and drawer units set in an L-shape, located above and below a stone-effect worksurface incorporating a one and a half bowl sink with mixer tap and drainer. Built-in appliances including Zanussi fridge/freezer, Electrolux oven, matching Electrolux four-ring induction hob over, glass splashback and AEG extractor fan over. Space and plumbing for further appliances, over counter cupboard housing Ideal Logic combination boiler providing domestic hot water and central heating. Ceiling spotlights, continuation of wood-effect flooring from entrance hallway, uPVC double glazed window to front elevation.

LIVING/DINING ROOM
A spacious and bright room with light flooding in via glazed French doors providing access onto the beautifully landscaped rear garden, adjacent casement window. Built-in TV/media point with electric focal point fire under. Contemporary wooden shelving within alcoves. Radiator, ceiling light, FibreNest broadband point. Corner corner providing useful storage and coat hooks.

FIRST FLOOR

LANDING
Doors to bedrooms two, three, four and family bathroom. Further door to airing cupboard with slatted shelving. Turning staircase to second floor, ceiling light.

BEDROOM TWO
A double bedroom with uPVC double glazed window enjoying a view over the landscaped garden, built-in storage cupboard with hanging rail. Radiator, ceiling light.

BEDROOM THREE
Another double room with uPVC double glazed window enjoying an outlook over the communal 'green' area. Built-in cupboard with hanging rail, ceiling light, radiator.

BEDROOM FOUR
uPVC double glazed window to rear elevation with views over the rear garden. Radiator, ceiling light.

FAMILY BATHROOM
Nicely appointed with dual flush WC, pedestal wash hand basin with mixer tap, panelled bath with shower screen, mixer tap and electric Mira Azora shower with dual shower heads. Inset downlights, extractor fan. Obscure glazed window to front elevation, geometric patterned flooring, tiling to wet areas. Towel rail.

SECOND FLOOR

LANDING
Ceiling light, door to useful storage cupboard with slatted shelving. Further door opening into the:-

PRINCIPAL BEDROOM SUITE
Located within the 'roof' of the property with part sloping ceiling yet offering spacious proportions spanning the full depth of the house. Built-in wardrobes, dressing area, wall mounted cupboards with contemporary vertical cladding, walk-in dormer with double glazed window offering exceptional views across the communal 'green' area and towards Falmouth Town Football Club. Velux window to rear roof pitch, two radiators. ceiling light, loft hatch. Heating thermostat. Door to:-

EN-SUITE SHOWER ROOM
Light and bright, with part sloping ceiling, Velux window. Dual flush WC, pedestal wash hand basin with mixer tap and vanity unit with two cupboards. Corner shower cubicle with glazed sliding doors and mains-powered shower. Geometric patterned flooring, tiling to wet areas, inset downlights, extractor fan, heated towel rail.

THE EXTERIOR

DRIVEWAY AND LAWNED FRONT GARDEN
A tarmacadam driveway providing sufficient space for one vehicle, leading to a mellow stone pathway accessing the covered front entrance. A lawned frontage is bordered by shrubbery. Side pathway is laid to granite chippings and mellow stone paving, leading to a timber garden gate to the rear garden.

LANDSCAPED REAR GARDEN
Enclosed to three sides by timber fencing and brick retaining walls, catching much sunlight throughout the day and offering a broad outside space ideal for al fresco dining. Broad and deep area of porcelain paving provides level sitting-out space leading to a small number of steps rising to an area of lawn, with landscaping timbers delineating the two areas, beautifully planted with a range of shrubbery and sub-tropical plants. Courtesy lighting, water tap, power point. Timber garden gate leading to the driveway and front. Panelled door to rear of garage, opening into:-

STORAGE ROOM
Adapted for the current owners' personal use, providing useful dry storage. Easily removed if required.

GARAGE
Up-and-over door, power and light connected, space within the roof pitch for further storage.

GENERAL INFORMATION

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

COUNCIL TAX
Band D - Cornwall Council.

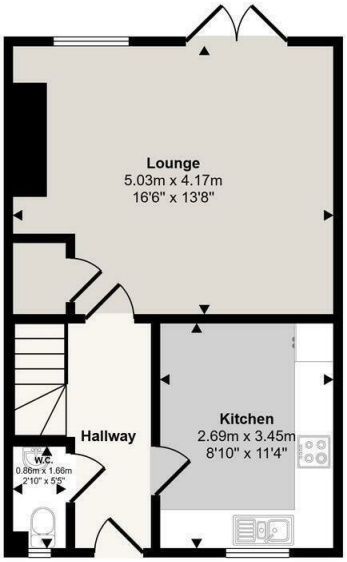
AGENT'S NOTE
We understand there is an estate charge for the upkeep for communal areas, in the sum of approximately £200 per annum. Management Company: FirstPort.

TENURE
Freehold.

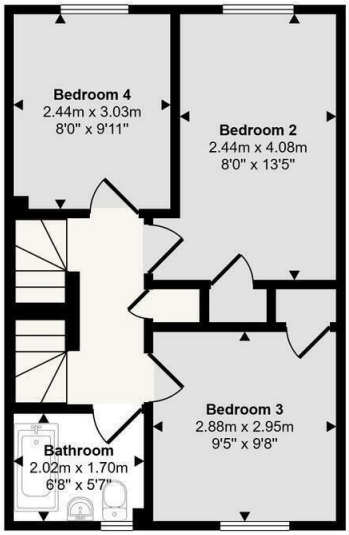
VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Floor Plan

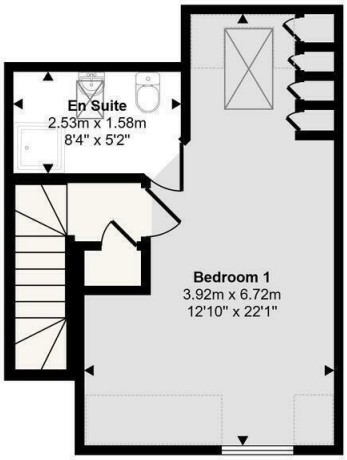
Approx Gross Internal Area
126 sq m / 1355 sq ft



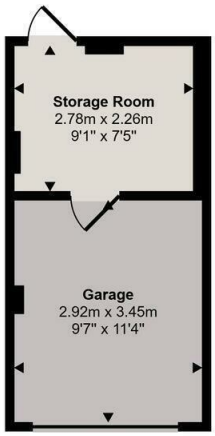
Ground Floor
Approx 39 sq m / 424 sq ft



First Floor
Approx 40 sq m / 428 sq ft



Second Floor
Approx 30 sq m / 319 sq ft



Garage/Storage
Approx 17 sq m / 184 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.