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**Pendarves Road,
Falmouth**

**£435,000
Freehold**





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Property Introduction

Deceptive in appearance from the front, this semi-detached house is one of two newly built houses completed to a high standard with energy efficiency and longevity in mind. The views across to Flushing and along the Falmouth Estuary and down towards the Penryn River are quite spectacular and can be enjoyed from the lounge/kitchen/diner, balcony and two of the bedrooms. The lounge/diner and galleried kitchen are on the top floor to maximise on the views. There is a third bedroom on the middle floor and a cloakroom. The principal bedroom with an en-suite shower room, bedroom two and the bathroom are tastefully finished and positioned on the ground floor with the garden.

This new home built in traditional masonry has comfortable living and fuel efficiency at the root of its design with modern technologies including air source heat pump, mechanical ventilation, underfloor heating and solar panels for the property to be economic and cost effective to maintain. There is an integral garage, driveway parking and an enclosed low maintenance rear garden.

Location

Positioned on the edge of Pendarves Road and Penwerris Lane and conveniently located for the town, the property enjoys beautiful elevated views across the harbour where you can watch all the marine activity. The property is positioned just half a mile from the top of the High Street and with a couple of lovely Public Houses along the route. The High Street has a range of antique shops, restaurants and individual stores leading down into the bustling town with the Prince of Wales Pier offering ferry journeys across the water to Flushing and St Mawes.

The town has a cinema, Events Square at the far end offers a range of events held throughout the year with the Sea Shanty Festival, Falmouth Week activities and is also home to the National Maritime Museum. Pendennis Point around the headland provides a good vantage point to take in the views around the harbour and castle and Falmouth offers a choice of four beaches - all reasons why Falmouth is so popular!

ACCOMMODATION COMPRISES

Side entrance composite door with double glazed window to the side, opening to:-

HALLWAY

Tiled flooring. A turning oak staircase leads up to the first floor and down to the lower floor. Fire door to the integral garage and oak veneer doors off to:-

BEDROOM THREE 7' 7" x 7' 0" (2.31m x 2.13m) plus door recess

Double glazed window to the front elevation. Tiled flooring and oak veneer door. Individual thermostat.

WC/CLOAKROOM

Obscured double glazed window to side. Low level WC and pedestal wash hand basin with tiled splashback.

INTEGRAL GARAGE 17' 11" x 8' 11" (5.46m x 2.72m) maximum measurements

Up and over door. Lighting and electric. Solar panel converter. Manifold for heating.

FIRST FLOOR

OPEN PLAN LOUNGE/DINER 17' 10" x 16' 6" (5.43m x 5.03m) maximum measurements

A light, bright and spacious room with window to rear and sliding doors open to the balcony enjoying the amazing views. Thermostat. LVT flooring. Oak staircase to galleried kitchen.

BALCONY 10' 8" x 5' 3" (3.25m x 1.60m)

Enjoying views over to Flushing and over the Falmouth Estuary and down to the Penryn River. Non slip flooring. Stainless steel balustrades and glass panelling.

GALLERIED KITCHEN 11' 9" x 8' 6" (3.58m x 2.59m)

Two 'Velux' windows. A range of base soft dove grey cupboards with quartz worktops incorporating a sink and drainer, integrated oven with hob and stainless steel extractor over. Space, electrics and plumbing for integrated dishwasher. Spotlights.

UTILITY 9' 6" x 5' 7" (2.89m x 1.70m)

Mechanical ventilation system, manifold cupboard. Storage space and plumbing for washing machine, space for tumble dryer and fridge/freezer.

LOWER FLOOR INNER HALLWAY

Spotlighting. Doors off to:-

PRINCIPAL BEDROOM ONE 11' 10" x 8' 11" (3.60m x 2.72m) plus recess and door recess

Double glazed window to rear enjoying the lovely views and the garden. Door to:-

EN-SUITE SHOWER ROOM

Wall hung wash hand basin with light sensor mirror over, concealed cistern WC and walk-in shower with a drench head and hand held shower. Porcelain wall tiles.

BEDROOM TWO 12' 10" x 8' 4" (3.91m x 2.54m)

Double glazed window and door opening to a wooden balcony with metal balustrades with steps leading down to the garden.

BATHROOM

Concealed cistern WC, wall hung wash hand basin with light sensor mirror over and bath with central taps, a glass side screen and drench shower head. Part tiled porcelain wall tiling.

LARGE STORAGE CUPBOARD

Plant room containing the hot water cylinder for the air source system, underfloor heating and additional storage space.

OUTSIDE FRONT

To the front of the property is a block paved driveway leading to the garage. There is a feature gabion and fencing to the side. A pedestrian gate and pathway leads around to the side to the front entrance door and continues around to the rear of the property.

REAR GARDEN

Accessed via bedroom two and the side pathway. Fenced and enclosed with artificial grass. Opening for access to the air source heating unit and additional storage space.

AGENT'S NOTE

The Council Tax band is awaiting assessment. Please note, some internal images have been furnished with the use of CGI.

SERVICES

Mains water, mains drainage and mains electric. Energy efficient EPC 'A' rating.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 109 | 110 |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



MAP's top reasons to view this home

- Newly built three bedroom semi-detached house
- Stunning views to Flushing and Falmouth Estuary
- Eco friendly house (EPC 'A' rating), Air Source Heating
- Mechanical ventilation and solar panels
- Accommodation set over three floors
- Tastefully designed gallery kitchen and lounge/diner
- Balcony accessed from lounge
- Principal bedroom en-suite
- Integral garage, driveway, enclosed rear garden
- Will have NHBC guarantee certificate



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