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Bickland View, Falmouth

£265,000
Freehold





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Property Introduction

A well presented two bedroom mid-terrace house offering comfortable, stylish accommodation comprising of a welcoming lounge, modern kitchen/diner, two bedrooms and a family bathroom, together with the added benefit of a downstairs cloakroom.

To the rear is an enclosed low maintenance garden for entertainment or just relaxation.

The property also benefits from one allocated parking space situated opposite with the availability of further parking in the cul-de-sac.

Location

Falmouth is a popular Maritime town which boasts an array of local independent shops along with some of the well known national brands. With its popular beaches, such as Gyllyngvase, Castle, Swanpool and Maenporth, it is ideal for those who enjoy water sports with a beautiful coastline offering delightful scenery.

The town is also known for its famous harbour, being the third deepest natural harbour in the world. It is also home to the National Maritime Museum which is located on the piazza.

Local schools enjoy an excellent reputation with out-of-town supermarkets located nearby whilst the cathedral city of Truro is also within a reasonable travelling distance, being the main centre in Cornwall for business and commerce.

ACCOMMODATION COMPRISES

Composite door opening to:-

HALLWAY

Radiator. Door to:-

CLOAKROOM

Obscure glass double glazed window. Low level WC, pedestal wash hand basin and fuse box housing electrics. Radiator.

Returning to hallway, door to:-

LOUNGE 14' 10" x 9' 4" (4.52m x 2.84m) maximum measurements

Double glazed window. Feature panelling to walls and under stairs storage cupboard. Radiator. Door to:-

KITCHEN/DINER 12' 6" x 8' 2" (3.81m x 2.49m)

Double glazed window. Space for breakfast bar and table with seating. Range of dove grey floor and wall-mounted units having adjoining working surfaces and matching upstands and incorporating an inset one and a half bowl single drainer sink unit. Integrated oven and hob with splashback and extractor hood above, space for washing machine, space for tumble dryer and space for fridge freezer. Double doors to the outside, laminate flooring and radiator.

Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Loft hatch. Doors off to:-

BEDROOM ONE 12' 8" x 8' 2" (3.86m x 2.49m) maximum measurements, L-shaped

Two double glazed windows. Fitted cupboard and radiator.

BEDROOM TWO 12' 9" x 8' 4" (3.88m x 2.54m)

Double glazed window. Radiator.

BATHROOM

Bath with tiled surround, shower screen and mains fed shower, pedestal wash hand basin, low level WC and extractor fan. Radiator.

OUTSIDE

To the rear of the property, there is a low maintenance half-decked and half-paved garden providing a seating space. The garden is also fully enclosed and features flower borders along with rear pedestrian gate. To the front of the property, there is an external water supply and allocated space for bin storage. There is also an allocated parking space opposite the property along with further parking available and a green area.

SERVICES

Mains water (metered), mains drainage, mains electricity and mains gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'B'. As is common with modern developments there is an annual estate charge of currently £180.00 per annum payable to First Port which includes upkeep of lighting, maintenance and communal areas on the development.

DIRECTIONS

Off Bickland Water Road, opposite the football club, proceed up the hill to Eve Parc Development. Turn right at the top along Levant Rise then turn left into Crofty Road. At the top, turn left then go past the electricity station and take the second turning on right. Park on the right and property is towards the top of the cul-de-sac on the left-hand side. If using What3words: daily.early.host



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Well presented mid-terraced house
- Cul-de-sac with no-through traffic
- Lounge
- Kitchen/diner with doors to the garden
- Two double bedrooms
- Bathroom with shower over bath
- Downstairs cloakroom
- Enclosed rear garden
- Parking space opposite
- Further parking available



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