



5 Churchtown View, Eve Parc, Falmouth, TR11 5PT

Guide Price £280,000 Freehold

We are delighted to offer for sale, this superb modern end of terrace home which is set in a small cul-de-sac at Churchtown View on a sought after development and comes to the market for the first time since our clients purchased the property from the developers some 5 years ago.

- A modern end of terrace house
- Very well presented throughout
- Gas central heating by radiators
- Two double bedrooms, modern bathroom in white
- Allocated parking to the front
- Remainder of a 10 year NHBC guarantee
- UPVC double glazed windows and doors
- Living room, fitted kitchen/dining room
- Rear garden with patio and large summerhouse
- Energy Efficiency Rating - Band B

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

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The house is beautifully presented and offers bright and well proportioned accommodation which we feel would ideally suit first time buyers or an investor looking to add to their property letting portfolio. Packed with features including gas fired central heating by radiators, UPVC double glazed windows and doors, a fully fitted kitchen with built-in appliances and quality floor coverings throughout the property.

The accommodation comprises; an entrance hall, ground floor cloakroom, lounge, kitchen/dining room, two double bedrooms and a modern bathroom/wc in white. Outside the property, at the front, you will find an allocated parking space and a side gateway leading to the rear garden which offers a full width paved patio and a continuing pathway which bisects two areas of lawn which are well fenced on either side. There is an outside cold water supply, power source, timber garden shed and at the far end of the garden, a large timber summerhouse which could become a gym, a home office or somewhere to relax and entertain your family and friends.

FROM THE PARKING AREA, A PAVED PATHWAY LEADS TO A COMPOSITE FRONT DOOR WITH FROSTED PRIVACY PANEL LEADING TO:

RECEPTION HALL

Fitted carpet that runs throughout the house, staircase to first floor, radiator, white wood grain panelled internal door to the sitting room.

CLOAKROOM

With a white suite comprising; low flush wc, pedestal wash basin with chrome mixer tap, tiled splash back, fitted mirror, frosted double glazed window, extractor fan, vinyl flooring, wall mounted consumer box, white panelled internal door.

LOUNGE - 4.57m x 2.87m (15'0" x 9'5")

A lovely bright main reception room which has UPVC double glazed windows and vertical blinds overlooking the front aspect, double radiator, TV aerial point, central ceiling light, deep under stairs storage cupboard, second door leading to:

KITCHEN/DINING ROOM - 3.84m x 2.49m (12'7" x 8'2")

Comprehensively equipped with a range of matching wall and base units in high gloss white, wood effect wrap around work surfaces and matching splash backs over, 1 1/2 bowl stainless steel sink unit with chrome mixer tap, a range of built-in appliances including an electric ceramic hob, stainless steel and glass extractor hood over, double oven, refrigerator and freezer, dishwasher and washer/dryer, cupboard housing Ideal Logic gas central heating boiler (combi), matching tall storage unit, space for dining table and chairs, double radiator, vinyl flooring, glazed window overlooking the garden, two ceiling lights, double opening double glazed patio doors leading to the garden.

STAIRCASE WITH FITTED CARPET LEADING TO:

FIRST FLOOR LANDING

With access to insulated loft space.

BEDROOM ONE - 3.3m x 2.54m (10'10" x 8'4")

Full length fitted wardrobe cupboards with sliding doors, UPVC double glazed window and Venetian blinds enjoying far reaching views, fitted carpet, radiator, central ceiling light, wood grain finish internal door.

BEDROOM TWO - 2.82m x 2.54m (9'3" x 8'4") plus 1.65m x 1.07m (5'5" x 3'6")

A generous second bedroom which has two UPVC double glazed windows overlooking the front aspect, radiator, deep wardrobe recess, built-in single wardrobe.

BATHROOM - 1.91m x 1.7m (6'3" x 5'7")

Luxuriously appointed with a white suite comprising; handled and panelled bath with contemporary chrome mixer tap, Mira thermostatically controlled electric shower, fully tiled surround and glass screen, pedestal hand wash basin with chrome mixer tap, low flush wc, extractor fan, frosted double glazed window, vinyl flooring, ladder style heated towel rail.

OUTSIDE

PARKING

To the front of the house there is an allocated parking space sat on a block paved area. To the left hand side there is an extra visitors space and unrestricted on street parking as well.

GARDENS

To the front of the property there is a small open plan garden area and a paved pathway alongside the house that leads through a gate into a delightful enclosed garden which offers a full width paved patio area, ideal for relaxing and entertaining with your family and friends. A paved pathway bisects two areas of lawn which are enclosed by 2m timber fencing either side. At the far end of the garden sits a large timber summerhouse which is ideal as a home office or gym or just simply somewhere to relax and chill. Also within the garden, there is a timber garden shed, outside cold water supply and external power source.



COUNCIL TAX
Band B.

SERVICES
Mains drainage, water, electricity and gas.

NHBC CERTIFICATE
Comes with the remainder of an NHBC Certificate.

ESTATE CHARGES
To be confirmed.

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