

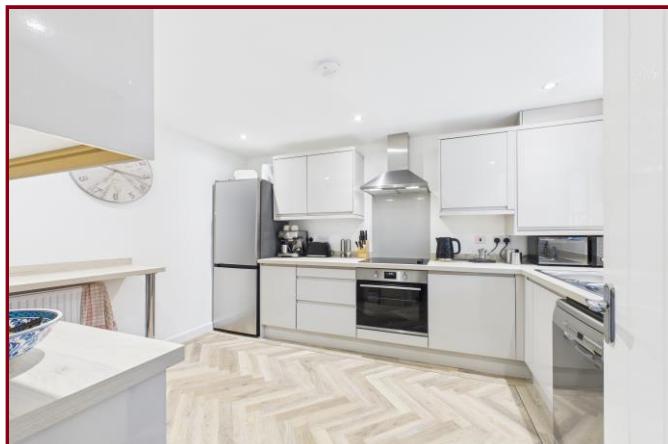


Levant Rise, Falmouth



MAP estate agents
Putting your home on the map

**£415,000
Freehold**





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Property Introduction

This well presented semi-detached house is just two years old and being sold with the remainder of 7 plus years on the NHBC certificate.

It has three double bedrooms and one large single room with the accommodation arranged over three floors. On the ground floor there is a modern kitchen with a breakfast bar, a lounge/diner leading out onto the garden and there is a cloakroom. Three bedrooms and the bathroom are on the middle floor and the principal bedroom with an en-suite takes up the whole of the top floor!

The rear garden is fully enclosed with two levels of lawn, an arch which is a work in progress with Wisteria, Rose and Jasmine. There is also a 6 x 8ft shed.

There is driveway parking for two to three cars.

Location

The Eve Parc development by Persimmon Homes is on the outskirts of Falmouth, close to the village of Budock Water. Having easy access to Maenporth and Swanpool beaches, the nearest convenience store is located in Budock Water and public footpaths from the development lead to countryside walks.

The property is conveniently located for local Primary and Secondary schools.

The town centre is just over one and a half miles away with its range of individual and high street shops and an abundance of cafes, restaurants and bars. A multi-screen cinema at one end of the town and at the other is the National Maritime Museum and Events Square where many annual events are held. A regular bus service with the nearest bus stop located at Falmouth Football Club at the start of the development.

ACCOMMODATION COMPRISES

Front door leading into :-

HALLWAY

Coat storage, herringbone style laminate flooring with radiator. Door to :-

KITCHEN 11' 7" x 9' 1" (3.53m x 2.77m)

Range of pale grey hi-gloss floor and wall mounted units incorporating a breakfast bar and a radiator with worktops above also incorporating a one and a half bowl sink and drainer. Double glazed window to the front. Integrated oven and hob with splash back

and extractor fan above, space for dishwasher, space for washing machine, space for fridge/freezer. Hallway continues into :-

LOUNGE/DINER 16' 6" x 13' 7" (5.03m x 4.14m) Maximum measurements

Being light and bright, a double glazed door looking out to the garden and double glazed window. Radiator. Generous understairs storage cupboard.

CLOAKROOM

Obscure double glazed window. Low level wc, sink and pedestal with tiled splash and mirror above. Radiator.

Returning to hallway, stairs to :-

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM TWO 13' 4" x 8' 1" (4.06m x 2.46m)

Double glazed window. Radiator. Far reaching views to Pendennis castle. Integrated wardrobe.

BEDROOM FOUR 9' 10" x 8' 1" (2.99m x 2.46m)

Double glazed window. Radiator. Storage cupboard/wardrobe.

BEDROOM THREE 9' 7" x 9' 5" (2.92m x 2.87m)

Double glazed window with far reaching views. Radiator.



BATHROOM

Bath with electric shower over and screen. Tiled surround. Sink and pedestal with mirrored cabinet above. Obscure glass double glazed window. Extractor fan. Low level wc. Heated towel rail.

Further stairs leading to :-

SECOND FLOOR LANDING

Small landing with cupboard/wardrobe.

PRINCIPAL BEDROOM ONE 22' 6" x 12' 8" (6.85m x 3.86m)

Maximum measurements

A generous room dual aspect, one of the windows double glazed and one Velux. Slightly restricted head room at each end. Two radiators. Access to loft space. Door to :-

EN-SUITE

Velux widow. Low level wc, shower cubicle with power shower in. Sink and pedestal, tiled surround. Spotlights, extractor fan, heated towel rail.



OUTSIDE REAR

Two levels of garden, steps leading to the lower lawn. Pedestrian gate leading out to the driveway. Outside tap. Electric point. Hedging and fencing. Shed. Eucalyptus tree. Archway with Rose, Jasmine and Wisteria growing.

OUTSIDE FRONT

Privacy hedging, lawn with a pathway leading to the front door and driveway parking for two/three cars.

SERVICES

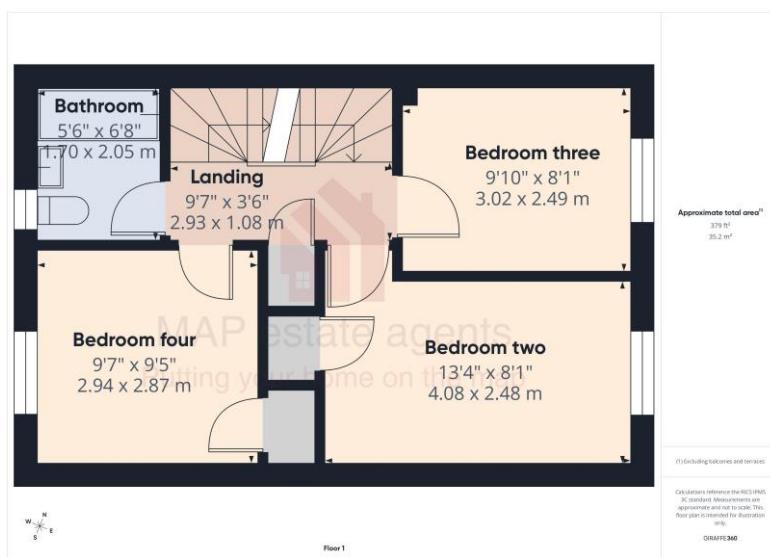
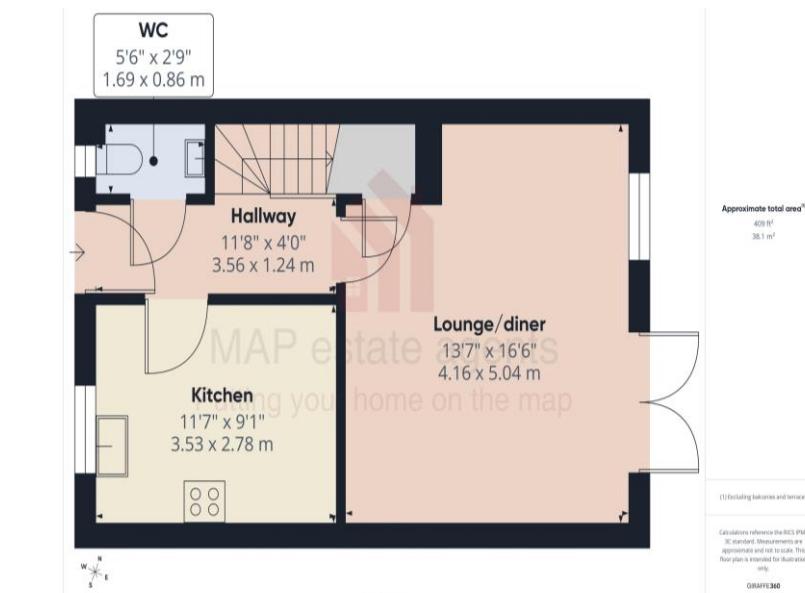
Please be advised that the property benefits from mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTES

Council Tax Band is band 'D'. Please be advised that there is a charge of £240 per year for the upkeep of the estate, including communal areas and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs.		
(92+)	A	94
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs.		



MAP's top reasons to view this home

- Well presented four bedroom semi detached house
- Built we believe in December 2023
- Located on outskirts of Falmouth
- Kitchen with breakfast bar
- Lounge/diner, patio doors to garden
- Accommodation over three floors
- Four double bedrooms
- Principle bedroom on top floor with en-suite
- Further family bathroom and downstairs cloakroom
- Enclosed rear garden and driveway parking

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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