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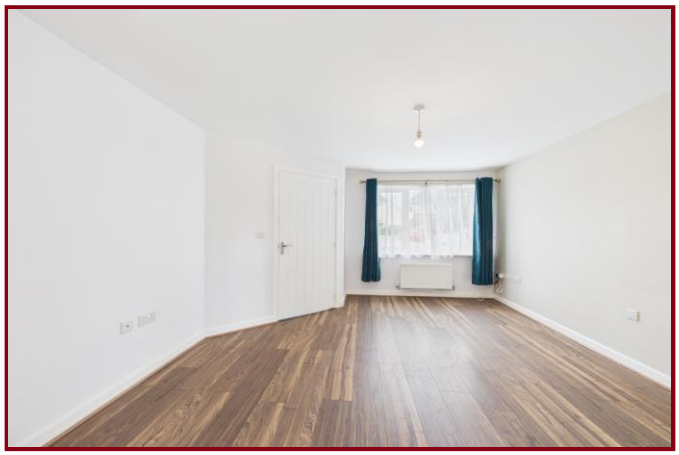
Putting your home on the map

Churchtown View, Falmouth

£305,000

Freehold



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Property Introduction

A modern three bedroom semi-detached house located on the Eve Parc development on the outskirts of Falmouth, built in 2022 and benefiting from the remainder of a ten year Premier Warranty.

The property offers contemporary style open planned living with light and bright lounge kitchen/diner with doors out to the enclosed rear garden, the ground floor also benefits from a cloakroom. On the first floor are three bedrooms, the principal with an en-suite shower and also a family bathroom.

To the outside front are two parking spaces which is adjacent to an open green space.

Location

Eve Parc is found on the northern reaches of Falmouth. The town centre is approximately two and a half miles away which boasts a range of independent and high street multiples, cafes and restaurants. The town also offers a variety of supermarkets and benefits from bus services and two train stations with the nearest being a mile and a half away. These connect to Truro and beyond to London Paddington.

There are attractions for the family such as the National Maritime Museum and Pendennis Castle and a choice of four beaches to include Gyllyngvase Beach, Maenporth, Castle Beach and Swanpool with its nature reserve, the town is home to some of the best day sailing waters in the world.

Falmouth is a university town and also offers schooling for all ages.

ACCOMMODATION COMPRISES

Composite entrance door opening to:-

ENTRANCE HALLWAY

Laminate flooring. Electric box. Radiator with radiator cover and stairs up to the first floor. Doors opening off to:-

LOUNGE 14' 3" x 11' 11" (4.34m x 3.63m) maximum measurements

Double glazed window. Laminate flooring, Radiator and understairs storage cupboard with electric and vent for tumble dryer. Door to:-

KITCHEN/DINER 15' 1" x 8' 9" (4.59m x 2.66m)

Range of wall and floor mounted units with worktop over, matching upstands and tiled surround incorporating a one and a half bowl sink and drainer. Integrated oven and hob with extractor over and tiled splashack with extractor over. Space for fridge/freezer, space for dishwasher, space for washing machine and space for dining table and chairs. Cupboard housing the gas combination boiler. Vinyl flooring. uPVC double glazed doors open to the rear garden and uPVC double glazed window.

Returning to hallway, door opening to:-

CLOAKROOM

Obscure double glazed window. Pedestal wash hand basin and low level WC. Vinyl flooring and radiator.

FIRST FLOOR LANDING

Loft hatch. Door to shelved airing cupboard. Doors off to:-

BEDROOM ONE 9' 6" x 9' 5" (2.89m x 2.87m) maximum measurements

Double glazed window. Radiator. Storage cupboard. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle with splashboarding, vanity wash hand basin with cupboard below and low level WC. Obscured double glazed window and radiator.

BEDROOM TWO 9' 0" x 7' 6" (2.74m x 2.28m)

Double glazed window and radiator.

BEDROOM THREE 7' 6" x 5' 9" (2.28m x 1.75m)

Double glazed window and radiator.

FAMILY BATHROOM

Obscure double glazed window. Bath with shower over, side screen and tiled surround, pedestal wash hand basin and low level WC. Extractor fan and heated towel rail.

REAR GARDEN

The rear garden is enclosed and immediately to the rear of the property is a patio with a low level fence leading on to a lawn with a selection shrubs and bushes. At the end of the garden is a further patio and a useful storage shed. Outside tap and electric socked. Pedestrian gate.

OUTSIDE FRONT

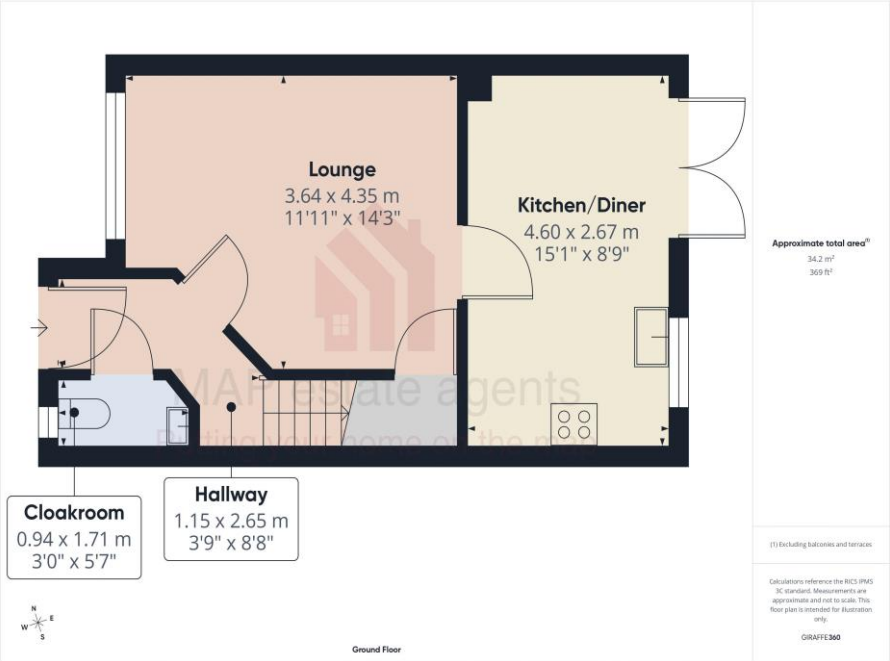
To the one side of the property there is hard standing for two vehicles.

AGENT'S NOTES

The Council Tax band is band 'C'. As with many modern developments there is an annual service charge towards the general upkeep and maintenance of the communal areas of the development to include lighting, grass cutting etc., The service charge is currently £202 paid to First Port.

SERVICES

Mains water, mains drainage, mains electric and mains gas.



MAP's top reasons to view this home

- Semi- detached house
- Well presented
- Four years old, remainder of Premier Warranty
- Located on outskirts of Falmouth
- Three bedrooms
- Lounge
- Modern kitchen
- Principal bedroom en-suite and family bathroom
- Enclosed rear garden with shed
- Two parking spaces

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