



13 Bishops Way, Falmouth

Guide Price £280,000



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The local property experts

THE PROPERTY

Accessed via the popular Union Park development, 13 Bishops Way is a modern and well-presented two-bedroom home, set within a terrace of contemporary properties and benefiting from two allocated parking spaces to the front with electric car charger.

On entering, you are greeted by a useful hallway with a handy nook for coats and shoes, as well as a convenient downstairs WC, ideal for guests.

The welcoming living room sits to the front of the property, featuring a large UPVC double-glazed window which brings plenty of natural light to the room. Stairs rise to the first floor, while to the rear lies the real heart of the home: an impressive open-plan kitchen, dining and living space.

The rear of the property has been thoughtfully extended, creating a generous additional living area complemented by an attractive apex glass roof, which allows an abundance of natural light into the space and creates a wonderful sense of openness. The modern kitchen is well presented and offers plenty of worktop space, alongside a separate pantry cupboard and a large under-stairs storage cupboard.

French doors open directly from the extension onto a level rear patio garden. The garden also benefits from a large shed, providing excellent additional storage, and a rear access gate — particularly convenient for bringing garden equipment in and out without having to pass through the house.

Upstairs, the spacious master bedroom is positioned to the front and comfortably accommodates a double bed and wardrobe. A large walk-in cupboard provides valuable additional storage. The second bedroom is situated to the rear and benefits from a rear-facing window.

Completing the first floor is a beautifully presented family bathroom, fitted with a bath and plumbed shower over.







- Two Bedroom Terraced House
- Sought-After Union Park Development In Falmouth
- 3 Years Remaining On NHBC Warranty
- Excellent Extension To The Kitchen
- Rear Terrace With Garden Shed
- Two Allocated Parking Spaces
- Well Presented Throughout
- UPVC Windows & Gas Central Heating
- PLEASE WATCH OUR WALK THROUGH TALK THROUGH VIDEO TOUR

THE LOCATION

Situated within the highly sought-after Union Park development, a select collection of quality homes on the outskirts of Falmouth, the property enjoys excellent access to the town centre, harbourside, beaches and surrounding villages via Kergilliack Road. Approximately one mile from the town centre, it is just a short drive or approx a 30-minute walk to Falmouth's vibrant waterfront, with Swanpool and Gyllyngvase beaches also close by.

The property is within walking distance of Falmouth School, with well-regarded primary schools nearby, and enjoys easy access to the beautiful Tregonigie Woodland, offering scenic walks through to Swanpool Nature Reserve and the beach. Asda and Lidl supermarkets are a very short drive and Penmere and Penryn railway stations provide regular services to Truro and onward connections to Exeter and London Paddington. Falmouth is renowned for its stunning natural harbour, excellent sailing facilities, independent shops, restaurants, galleries and year-round events, making it one of Cornwall's most sought-after coastal towns.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

Services: Mains electricity, gas, water & drainage



AGENTS NOTE

We are advised that the property contributes towards the maintenance of the communal areas within the development, with an annual estate management charge of approximately £510 per annum which can be paid monthly or annually. First Port Management Company is the managing agent for this development.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

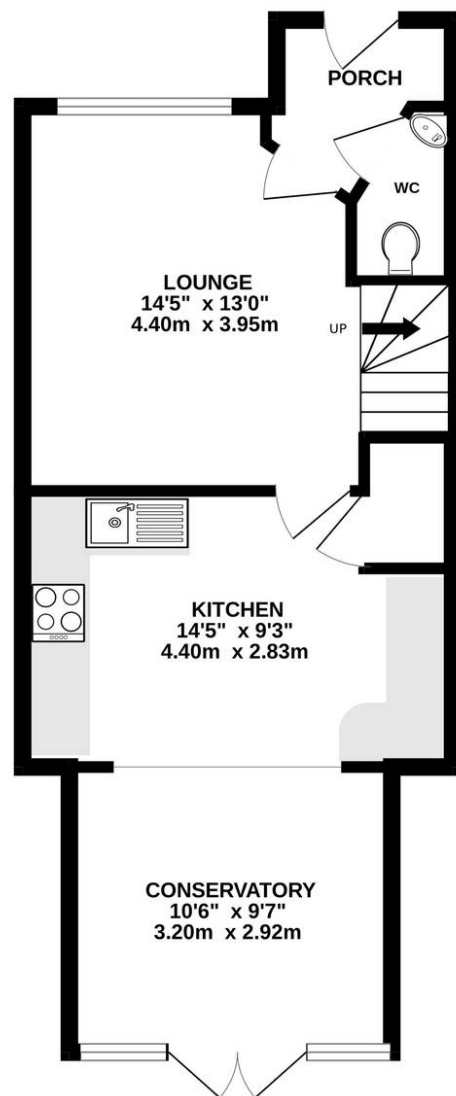
PROOF OF FINANCE - Purchasers

Before an offer is formally agreed, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in issuing a memorandum of sale.

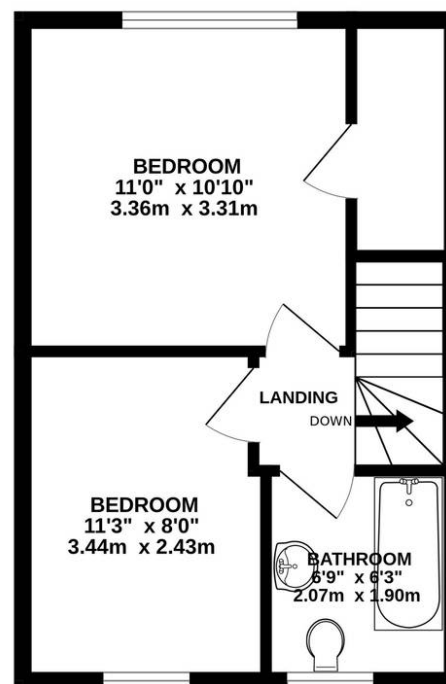




GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



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TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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