



Dracaena Avenue

Falmouth

TR11 2EG

Guide Price £290,000

- TWO GENEROUS BEDROOMS
- OFF ROAD PARKING PARKING AVAILABLE
- AIR SOURCE HEAT PUMP
  - BUILT-IN 2019
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- OPEN-PLAN LIVING AREA
- LOW MAINTENANCE REAR GARDEN
  - DOUBLE GLAZING THROUGHOUT
  - COUNCIL TAX BAND A
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - A

Floor Area - 645.83 sq ft



2



1



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B86

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are proud to present this exceptional and immaculately presented two-bedroom detached residence, offering contemporary living in a highly convenient and sought-after location. Constructed in 2019, the property continues to benefit from a significant remainder of its NHBC warranty, providing peace of mind to prospective purchasers. Ideally positioned within easy walking distance of local amenities, shops and transport links, this modern home perfectly combines style, comfort and practicality.

Upon entering the property, you are immediately welcomed into a bright and spacious open-plan kitchen, dining and living area, thoughtfully designed to maximise both space and natural light. The kitchen is fitted with a comprehensive range of high-quality integrated appliances, complemented by sleek cabinetry and ample worktop space, making it ideal for both everyday living and entertaining. Underfloor heating runs throughout the ground floor, ensuring year-round comfort, while double doors seamlessly connect the internal living space to the rear garden, enhancing the sense of indoor-outdoor living. In addition, the ground floor benefits from a convenient downstairs W.C., providing practicality for both residents and guests.

The first floor continues to impress, offering two generously proportioned bedrooms, both finished to an excellent standard. The principal bedroom enjoys the added luxury of direct access to a private balcony, a wonderful retreat for enjoying a morning coffee, unwinding in the evening, or taking in the surrounding outlook. A contemporary and well-appointed family bathroom completes the upper level, featuring modern fittings and a clean, stylish finish.

Externally, the property benefits from an enclosed, low-maintenance rear garden laid to hard standing, providing an ideal space for alfresco dining, entertaining guests or simply relaxing with minimal upkeep required. To the front of the property, off-road parking is available for two vehicles, with ample additional on-street parking conveniently located nearby.

Further benefits include mains water, electricity and drainage, with heating powered by an energy-efficient air source heat pump, contributing to lower running costs and improved energy efficiency. The property falls within Council Tax Band A, adding to its overall appeal.

#### LOCATION

Falmouth is a vibrant coastal town on Cornwall's south coast, renowned for its stunning harbour, beautiful beaches, and scenic coastal walks. The town offers an excellent range of amenities, including high street and independent shops, cafés, restaurants, pubs, schools, and healthcare facilities, making it ideal for families and professionals alike. Culture and leisure are at the heart of Falmouth, with attractions such as the National Maritime Museum Cornwall, Falmouth Art Gallery, and year-round festivals and events. For outdoor enthusiasts, the town provides numerous watersports opportunities, parks, and green spaces, while transport links

via rail, road, and ferry make it well connected both locally and further afield, creating the perfect balance of coastal charm, convenience, and lifestyle.

#### ENTRANCE

uPVC composite front door leading into:

#### OPEN-PLAN KITCHEN/DINER/LOUNGE

Skimmed ceiling. Recessed spotlights. Smoke alarm. Consumer unit. A range of wall and base fitted soft close storage units and drawers. Integrated electric oven with induction hob and extractor hood over. Integrated under-counter fridge, freezer and washing machine. Thermostat. Two Radiators. Multiple plug sockets. Skirting. Laminate flooring. French doors leading out onto the rear garden.

#### DOWNSTAIRS W.C.

Skimmed ceiling. Extractor fan. Wash basin with mixer tap. W.C. Laminate flooring.

#### FIRST FLOOR LANDING

Vaulted ceiling. Velux window. Smoke alarm. Recessed spotlights. Multiple plug sockets. Skirting. Carpeted flooring.

#### BEDROOM ONE

Vaulted ceiling. Two Velux windows. Two further double glazed windows to the rear aspect. Built-in wardrobe. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### BATHROOM

Vaulted ceiling. Velux window. Extractor fan. Porcelain splash-back tiling. Double cubicle housing a mains fed waterfall shower. Vertical handrail. Shaver point. Vanity wash basin with mixer tap and storage underneath. W.C. Vinyl flooring.

#### BEDROOM TWO

Vaulted ceiling. Velux window. Built-in wardrobe space. Double doors leading out on to the balcony. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

#### EXTERNALLY

#### GARDEN

Externally, the property benefits from an enclosed, low-maintenance rear garden laid to hard standing, providing an ideal space for alfresco dining, entertaining guests or simply relaxing with minimal upkeep required.

#### PARKING

To the front of the property, off-road parking is available for two vehicles, with ample additional on-street parking conveniently located nearby.

#### SERVICES

Further benefits include mains water, electricity and drainage, with heating powered by an energy-efficient air source heat pump, contributing to lower





running costs and improved energy efficiency. The property falls within Council Tax Band A, adding to its overall appeal.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electricity-powered central heating is installed.

Heating features: Double glazing and Air source heat pump

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Off Street and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

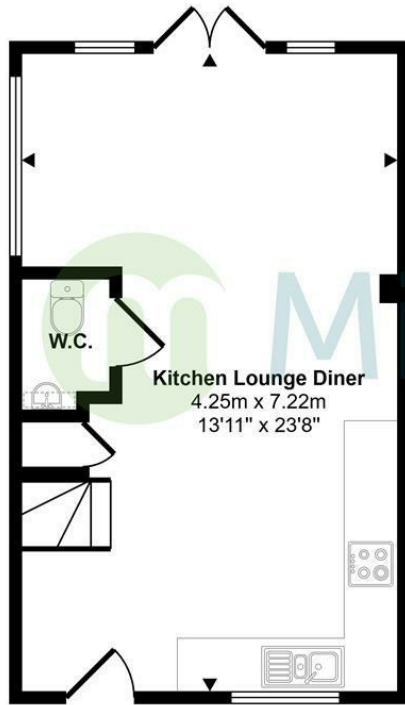
Non-coal mining area: No

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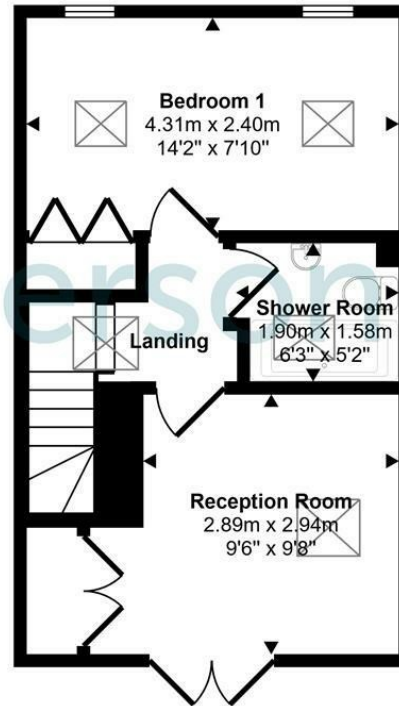
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.




Approx Gross Internal Area  
62 sq m / 662 sq ft




Ground Floor  
Approx 31 sq m / 331 sq ft



First Floor  
Approx 31 sq m / 331 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

## Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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