



Laskowski
&Co



28 Bickland View, Falmouth, TR11 5LP

£269,500

A modern, well maintained and superbly appointed 2 double bedroom mid-terraced home, located on Eve Parc, with an elevated, open outlook from the front elevation across outer Falmouth, towards rolling fields on the horizon. Featuring an enclosed and landscaped rear garden with favourable westerly aspect, gas central heating, the residue of a 10 year NHBC warranty and the convenience of 2 parking spaces. Viewing unhesitatingly recommended!

Key Features

- Excellent modern home
- 2 double bedrooms, 1 bathroom
- Far-reaching outlook
- Parking for 2 vehicles
- Remainder of NHBC warranty
- Superbly maintained
- Westerly-facing rear garden
- EPC rating B



THE ACCOMMODATION COMPRISES

From the tarmacadam driveway, mellow stone paving leads to a front entrance door, opening into the:-

HALLWAY

Bright and welcoming, with staircase rising to first floor level. Doors to living room and WC. Ceiling light, radiator. Wall-mounted heating thermostat, wood-effect flooring. Door to the:-

LIVING ROOM

A particularly deep room with TV aerial point, telephone point and door to under-stair cupboard with useful walk-in storage space. Casement window to front elevation, contemporary wood-effect flooring. Radiator, ceiling light. Door to into the:-

KITCHEN/DINER

Particularly light, with casement window, and French doors providing access to the landscaped rear garden, capturing a sunny westerly elevation. The kitchen comprises an array of cupboards and drawers set both above and below an oak-effect roll top worksurface with stainless steel one and a half bowl sink with drainer and mixer tap, together with built-in appliances to include Electrolux electric oven with four ring ceramic hob, glass splashback and concealed extractor, Zanussi dishwasher and matching Zanussi washer/dryer. Space for tall fridge/freezer. Two ceiling lights, radiator, continuation of wood-effect flooring. Over counter cupboard concealing Ideal Logic combi boiler, providing domestic hot water and heating.

WC

Low flush WC, pedestal wash hand basin with mixer tap and tiled splashback. Wood-effect flooring. Recessed window with obscure glazing. Radiator. Ceiling light, electrical consumer unit.

FIRST FLOOR

Part-galleried to stairwell below. Loft hatch, ceiling light. Doors to bedrooms and bathroom.

BEDROOM ONE

Two double glazed casement windows to the front elevation providing a superb and far-reaching outlook over Eve Parc, and to the distance, further rooftops of the properties of outer Falmouth, the rolling fields, and glimpses of The Carrick Roads. A spacious, bright and light room, with hanging light, radiator, and deep recess allowing space for wardrobes, drawers etc. Door to walk-in cupboard providing useful storage. Wall-mounted heating thermostat.

BEDROOM TWO

Once again, well proportioned and spanning the width of the property, a double room with uPVC casement window offering a pleasant elevated view over the landscaped rear garden and open green beyond. Radiator, ceiling light.

BATHROOM

A white and modern three-piece suite comprising low flush WC, pedestal wash hand basin with mixer tap, and panel bath with glazed shower screen, mixer tap and shower attachment. Contemporary wood-effect flooring, tiling to wet areas. Heated towel rail, ceiling light, extractor fan.

THE EXTERIOR

DRIVEWAY

A tarmacadam driveway provides two parking spaces in parallel.

LANDSCAPED REAR GARDEN

Offering a favourable westerly aspect, well landscaped featuring mellow stone paving, ideal for garden furniture, central area of lawn bordered by landscaping timbers, raised planters and gravel pathway leading to the far side, with shed and space for storage container (if required). Timber garden gate giving access to rear passageway following around the neighbouring properties within the terrace and onto Bickland View. External water tap.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

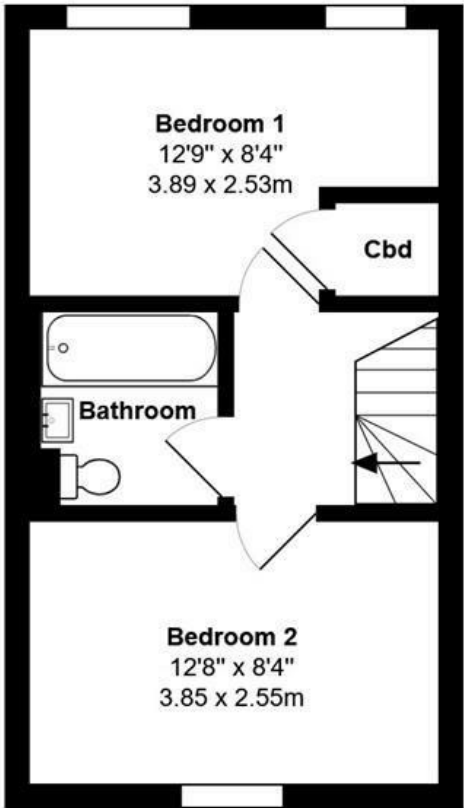
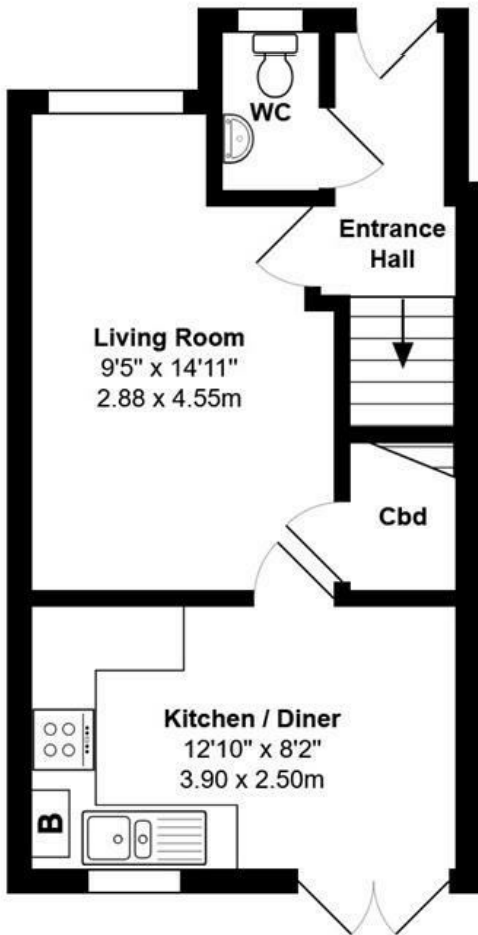
Freehold. Estate charge of circa £220 per year paid to First Port Managing Agents

VIEWING

Strictly by appointment only with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Ground Floor

Approx Area: 29.0 m² ... 312 ft²

First Floor

Approx Area: 301 ft² ... 28.0 m²

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Total Approx Area: 613 ft² ... 57.0 m²

All measurements are approximate and for display purposes only