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**Bickland View,
Falmouth,**

**£315,000
Freehold**





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Property Introduction

This well presented three bedroom end of terrace home is located on the popular Eve Parc development on the outskirts of Falmouth.

The property comprises of a modern light and bright kitchen/dining room opening to the enclosed rear garden, a lounge, three first floor bedrooms with the principal bedroom having an en-suite shower room and a family bathroom. There is currently a ground floor utility room that will be converted back to a cloakroom.

There is an enclosed garden to the rear and two parking spaces to the front.

Location

Falmouth is a popular maritime town which boasts an array of local independent shops along with some of the well known national brands. With its popular beach, Gyllyngvase, Castle, Swanpool and Maenporth, it is ideal for those who enjoy water sports with beautiful coastline offering delightful scenery.

The town is also known for its famous harbour, being the third deepest natural harbour in the world, it is also home to the National Maritime Museum which is located on the piazza. Local schools enjoy an excellent reputation with out of town supermarkets located nearby whilst the cathedral city of Truro is also within a reasonable travelling distance, being the main centre in Cornwall for business and commerce.

ACCOMMODATION

Part glazed front entrance door opening to:-

HALLWAY

Stairs to first floor. Radiator. Electric box. Doors opening off to:-

UTILITY (previously cloakroom)

Double glazed window. This room will be converted to a cloakroom before the property sale.

LOUNGE 14' 3" x 11' 9" (4.34m x 3.58m) maximum measurements, irregular shape

Double glazed window to front. Feature wall with acoustic panelling. Understairs cupboard. Radiator. Vinyl flooring. Door to:-

KITCHEN/DINER 15' 2" x 8' 8" (4.62m x 2.64m)

Range of wall and floor mounted units with worktop over and matching upstands incorporating a sink 'Rangemaster' black granite one and a half bowl sink with double glazed window above. Integrated oven and hob with extractor above. Wall cupboard housing the boiler. Integrated dishwasher, space for fridge/freezer and space for dining table and chairs. French doors with fitted blinds opening to rear garden.

FIRST FLOOR LANDING

Loft hatch and airing cupboard. Doors off to:-

BEDROOM ONE 11' 11" x 7' 6" (3.63m x 2.28m) maximum measurements, irregular shape, plus door recess

Double glazed window. Storage cupboard and mirror fitted wardrobe with sliding doors. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle with mains water shower, pedestal wash hand basin and low level WC. Tiled surround, radiator and towel rail over. Fitted cupboard and shelving. Extractor fan.

BEDROOM TWO 9' 0" x 7' 8" (2.74m x 2.34m)

Double glazed window. Radiator.

BEDROOM THREE 7' 7" x 5' 11" (2.31m x 1.80m)

Double glazed window. Radiator.

BATHROOM

Bath with electric shower and shower screen over, pedestal wash hand basin with tiled splashback and mirrored cabinet over and low level WC. Radiator and extractor fan.

REAR GARDEN

The rear garden is enclosed with a patio immediately to the rear of the property, there is a lawn, outside tap and electric socket. A pedestrian gate opens to a pathway leading to the side of the property around to the front.

OUTSIDE FRONT

To the front there are two parking spaces. The pathway leads to the front door and to the side.

SERVICES

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

AGENT'S NOTES

The Council Tax band for the property is band 'C'. As is common with modern developments there is an annual estate charge of currently £180.00 per annum payable to First Port which includes upkeep of lighting, maintenance and communal areas on the development.

DIRECTIONS

Proceeding into Eve Parc from Bickland Water Road, at the roundabout turning left proceed up the hill into Levant Rise, which feeds into Crofty Road. Turn left then at the junction bear right into Bickland View continuing the road around to the left where the property is positioned across from the electricity station. If using What3words:- begin.flag.goad

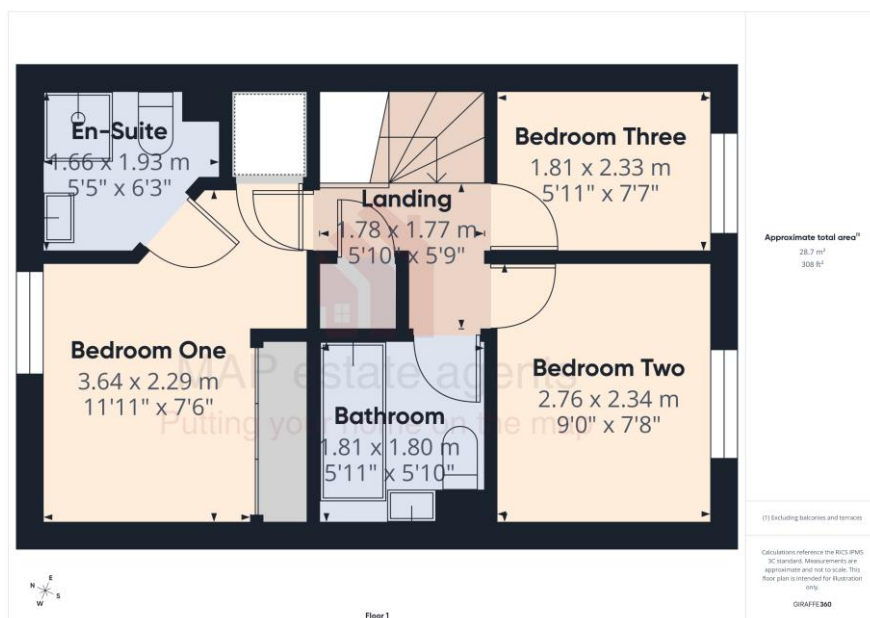
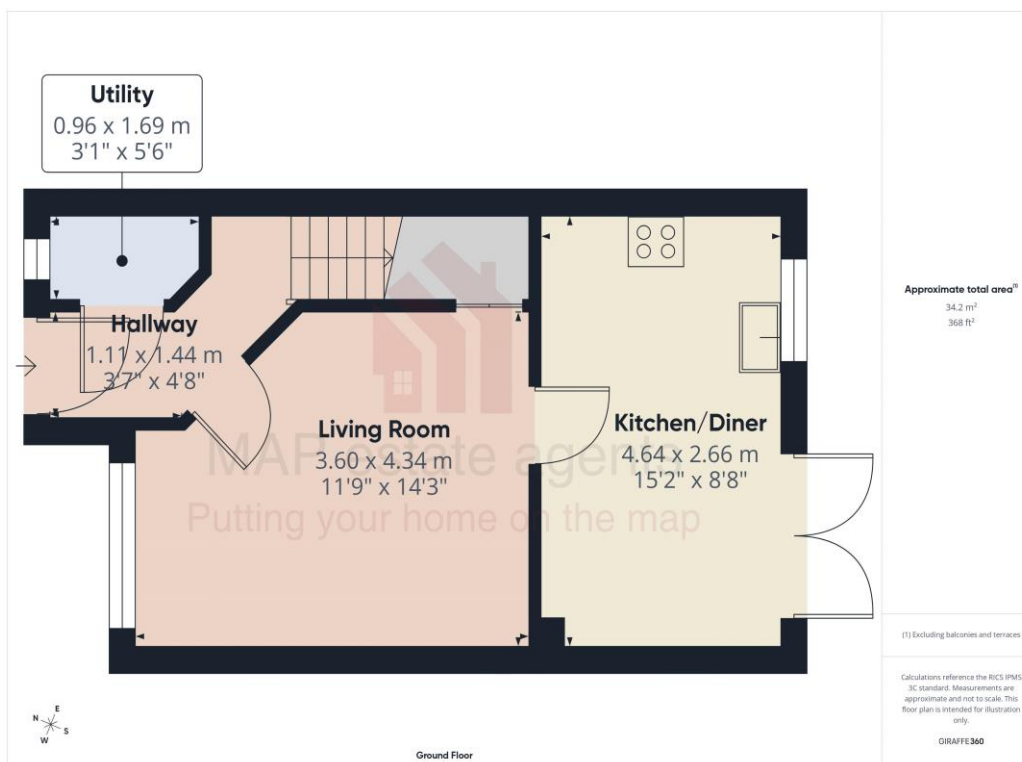


Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- End of terrace home
- Three bedrooms with principal en-suite
- Generous lounge
- Kitchen/diner opening to garden
- Utility (originally cloakroom)
- Family bathroom
- Delightful rear garden and two parking spaces
- Open outlook to front



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