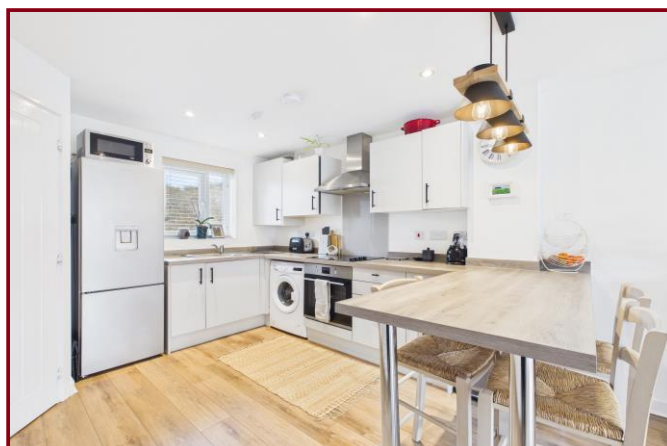




**MAP estate agents**  
Putting your home on the map

**Agar Crescent,  
Falmouth**

**£280,000  
Freehold**





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## **Property Introduction**

This well presented two bedroom end-of-terrace house is located at the end of a cul-de-sac with an orchard opposite providing a cut-through to other parts of the estate.

There is a tastefully executed open-plan lounge/kitchen/diner leading out onto the garden, two double bedrooms on the first floor - the principal bedroom having a walk-in wardrobe and there also a modern bathroom and a ground floor cloakroom.

The rear garden is fully enclosed and landscaped on two levels and would be a joy for alfresco dining.

The property also benefits from a remainder of an NHBC certificate.

## **Location**

The Eve Parc development by Persimmon Homes is on the outskirts of Falmouth, close to the village of Budock Water. Having easy access to Maenporth and Swanpool beaches, the nearest convenience store is located in Budock Water and public footpaths from the development lead to countryside walks. The property is conveniently located for local Primary and Secondary schools.

The town centre is just over one and a half miles away with its range of individual and high street shops and an abundance of cafes, restaurants and bars. A multi-screen cinema at one end of the town and at the other is the National Maritime Museum and Events Square where many annual events are held. A regular bus service with the nearest bus stop located at Falmouth Football Club at the start of the development.

## **ACCOMMODATION COMPRISES**

Composite door to:-

### **HALLWAY**

Radiator with cover. Door to:-

## LOUNGE/KITCHEN/DINER 24' 7" x 12' 7" (7.49m x 3.83m) maximum measurements, L-shaped

uPVC double glazed window to the front. Range of wall and floor-mounted pebble matte units with working surface over incorporating a breakfast bar with seating, single drainer sink unit, integrated oven and hob with extractor hood above, glass splashback, space for fridge/freezer and space for washing machine. Stairs to first floor with understairs seating space, double glazed doors leading to the outside and two radiators.

Returning to entrance hallway, door to:-

## CLOAKROOM

Low level WC, sink unit and pedestal, tiled splashback, towel holder, extractor fan and radiator.

## FIRST FLOOR LANDING

Doors off to:-

## BEDROOM ONE 10' 2" x 9' 3" (3.10m x 2.82m) plus doorway recess

uPVC double glazed window to the rear. Walk-in wardrobe and further storage cupboard and loft hatch. Radiator.

## BEDROOM TWO 12' 8" x 7' 0" (3.86m x 2.13m)

Two uPVC double glazed windows to the front along one wall. Radiator.

## BATHROOM

Low level WC, bath, tiled surround, mains water shower and screen, sink unit and pedestal, tiled splashback, extractor fan and heated towel rail.

## OUTSIDE FRONT

To the front of the property, there is a range of mature shrubs and a pathway leading to the front door.

## REAR GARDEN

The rear garden is fully enclosed and landscaped by the current vendors and is situated on two levels with Indian sandstone slabs. The rear garden is of low maintenance with a fence surround and also features raised beds and timber edge steps leading down to the lower level. The levels are separated with timber balustrades with a rope finish. Seating space is situated at the bottom end of the garden along with a pedestrian gate. Dining space at the top end. There is an allocated parking space to the side of the property along with two visitor spaces.

## SERVICES

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

## AGENT'S NOTES

The Council Tax Band for this property is Band 'B'. The property benefits from the remainder of an 10 year NHBC certificate from March 2024. As with most modern developments there is an annual charge towards maintenance of the estate. This is currently £200.00 to include grass cutting, road maintenance, lighting and tree cutting.

## DIRECTIONS

From the roundabout on Bickland Water Hill proceed up the Eve Parc development. At the junction at the top of the hill turn right, follow along, then turn right again into Agar Crescent. Follow down Pastrose Close then take the next turning on the right. The property will be identified on the right-hand side. If using What3words: game.pure.rich

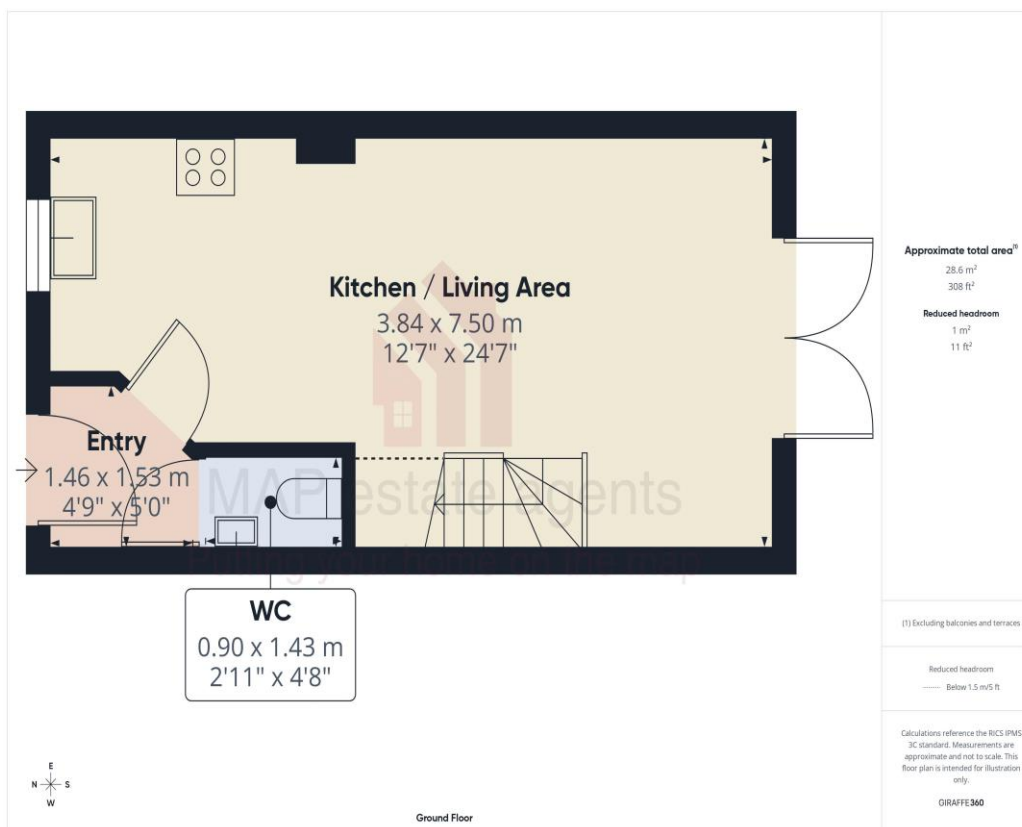


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Located on the outskirts of Falmouth
- End-of-terrace house
- Open-plan lounge/kitchen/diner leading onto private garden
- Two double bedrooms (one with walk-in wardrobe)
- Modern bathroom
- Ground floor cloakroom
- Landscaped enclosed garden to enjoy al fresco dining
- Parking space at the rear with two visitors spaces
- Lovely outlook with green space opposite
- Two years old, remainder of NHBC certificate



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