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**Church Walk,
Falmouth**

**£325,000
Freehold**





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Property Introduction

This stone fronted terraced house was built by Taylor Wimpey in 2019 and is set on a small popular development of the outskirts of Falmouth within close proximity to two primary schools.

Church walk is set on a popular nature walk to Budock church and surrounding countryside, this house has three bedrooms, the principal bedroom has an en-suite, there is a well-presented lounge and a kitchen/diner with doors opening out to the enclosed rear garden. There is also a ground floor cloakroom and a family bathroom.

Outside is parking for two cars to the rear which can be accessed from the pedestrian gate from the garden.

Location

A development built by Taylor Wimpey within close proximity to two Primary Schools - St Francis and St Mary's, making this a popular area to live for families. There are lovely countryside walks close by favoured by many dog walkers, Swanpool Beach would be your nearest beach which is just over one and a half miles distant with Falmouth Golf Club close by with its cliff top course.

The town is also just over one and a half miles distant with its wide range of shops, cafes, restaurants and Public Houses to choose from. There is a multi-screen cinema at one end of the town and the National Maritime Museum at the other end.

ACCOMMODATION COMPRISES

Iron railings and pathway leading to entrance with storm porch over. Composite door leading into:-

HALLWAY

Storage cupboard, radiator, stairs to first floor, space for shoes and coats. Door into:-

LOUNGE 13' 10" x 12' 0" (4.21m x 3.65m)

Double glazed window with venetian blinds. Aerial socket for TV.

CLOAKROOM

Radiator. Low level WC, sink and pedestal with tiled splash. Extractor fan and storage cupboard opposite.

KITCHEN/DINER 15' 4" x 9' 6" (4.67m x 2.89m)

Double doors out to enclosed rear garden. Radiator. Range of cream high gloss floor and wall mounted units with worktop over incorporating a one and a half bowl sink and drainer with double glazed window above. Integrated eye level double oven and integrated gas hob with extractor fan. Cupboard housing gas combination boiler. Integrated fridge/freezer, integrated washer/dryer and pull out tower shelving, integrated dishwasher.

Returning to hallway, stairs to first floor:-

FIRST FLOOR LANDING

Loft hatch. Doors to:-

BEDROOM ONE 11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed window looking to the front elevation. Radiator. Door into:-

EN-SUITE SHOWER ROOM

Obscure glass double glazed window. Sink and pedestal, low level WC and shower cubicle with tiled surround housing a mains water shower. Tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO 10' 8" x 8' 7" (3.25m x 2.61m)

Double glazed window to the rear elevation. Radiator. Space for wardrobes.

BEDROOM THREE 11' 6" x 6' 6" (3.50m x 1.98m)

Double glazed window to rear elevation. Radiator.

FAMILY BATHROOM

Bath with mains water shower over, tiled surround, shower screen pedestal wash hand basin with matching tiled splashback and low level WC. Tiled flooring, extractor fan and heated towel rail.

REAR GARDEN

Pedestrian gate, path and steps leading up to the kitchen doors. Lawn and raised flower beds running down the sides. Patio at the bottom of the garden to catch the last of the sun. Outside tap. At the rear there is two parking spaces.

SERVICES

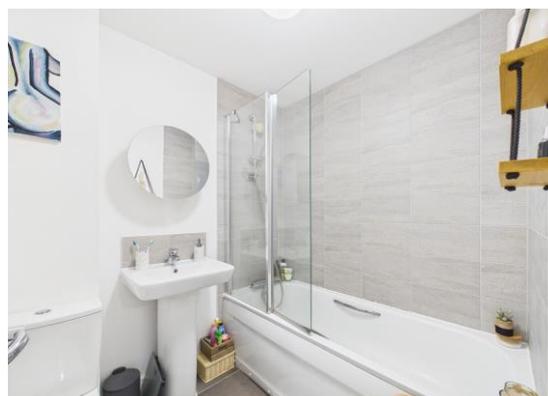
The property benefits from mains water, mains drainage, mains electricity and mains gas.

AGENT'S NOTES

Please be advised that the Council Tax band for this property is band 'C'. Please be advised there is an annual estate charge towards the upkeep of the development, this is currently £194.85 per year. The property also benefits from the remainder of the NHBC 10 year warranty.

DIRECTIONS

From the Bickland Water roundabout follow along passing Falmouth Town Football Club on the left and Rosemullion Vets. Pass the industrial estate on the right hand side and turn next right to the traffic lights into Poolfield Way. Church Walk is ahead of you on the right. To access parking, turn right into Azenor Avenue and follow around. If using What3words:- atom.code.city

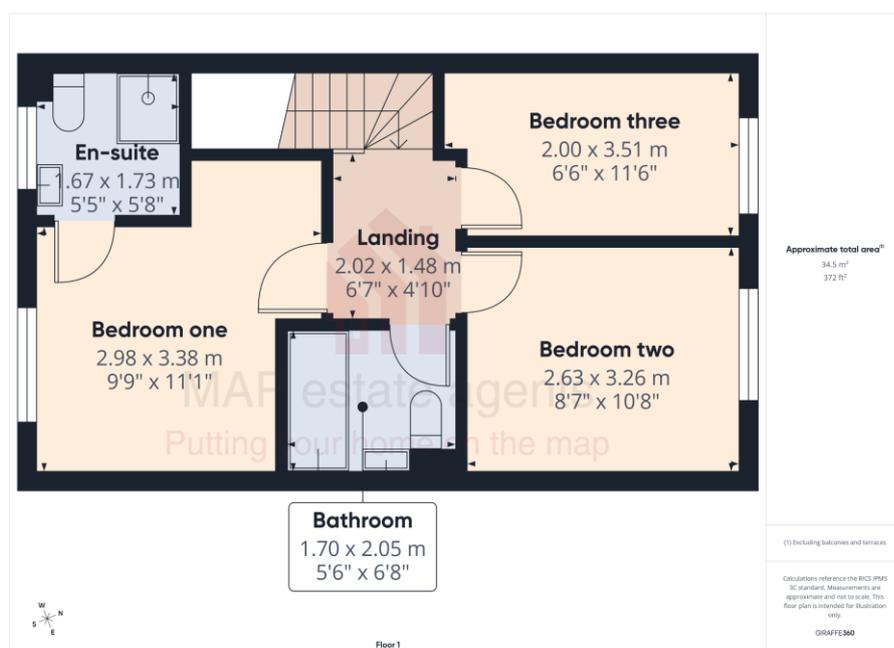
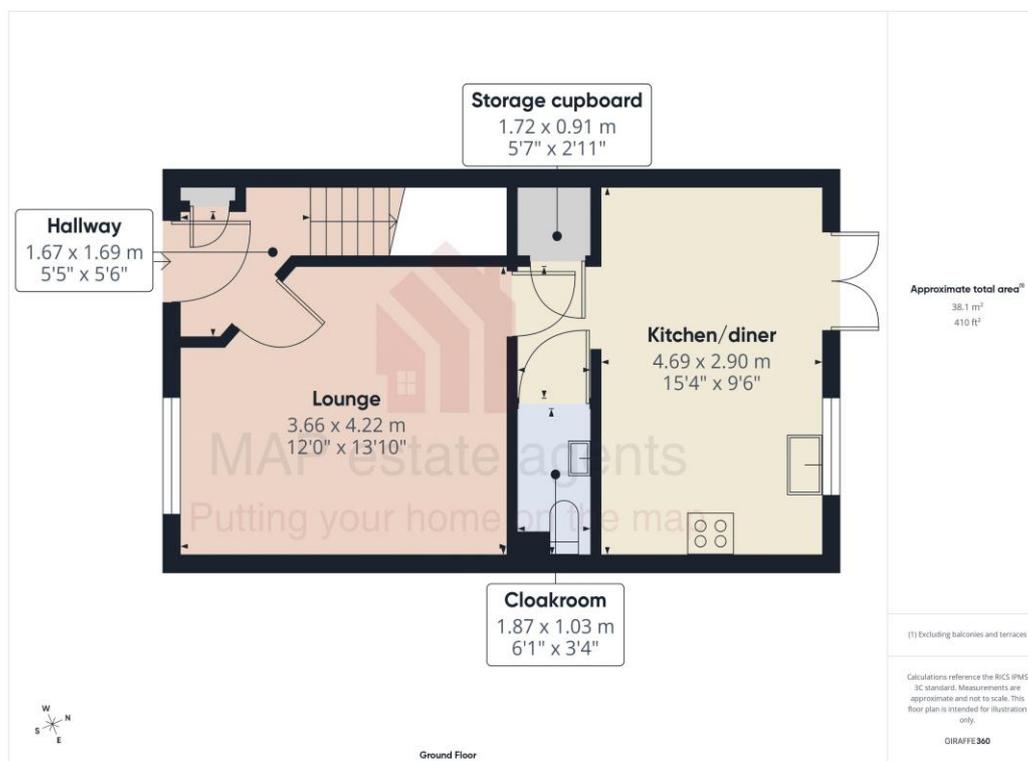


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Well presented terraced house
- Located on a small development built in 2019
- Lounge
- Kitchen/diner with doors opening to garden
- Three first floor bedrooms
- Principal bedroom en-suite
- Bathroom and ground floor cloakroom
- Gas central heating
- Enclosed rear garden
- Two parking spaces at the rear



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