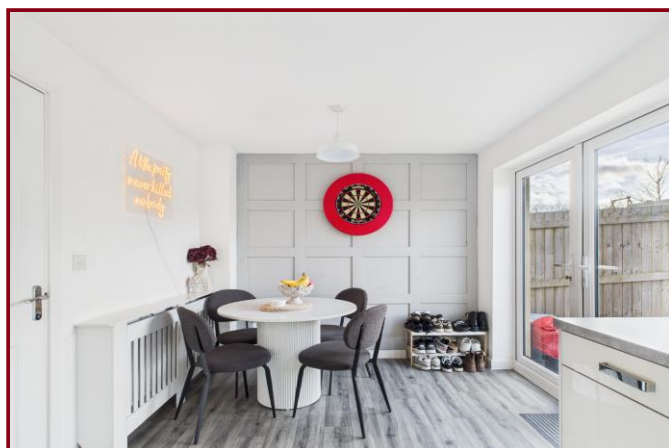




**MAP estate agents**  
Putting your home on the map

**Bickland View,  
Falmouth**

**£335,000  
Freehold**





**Bickland View,  
Falmouth**

**£335,000  
Freehold**

## **Property Introduction**

A delightful end terrace family home located within this popular and desirable Eve Parc development in Falmouth. This particular property has the benefit of enjoying an elevated position and enjoys views towards the coastline and also inland towards St Austell. An entrance hallway accesses the ground floor accommodation whilst to the first floor are three bedrooms, the principal having an en-suite shower room along with a family bathroom.

Throughout there is a comprehensive gas central heating system along with uPVC double glazed windows and doors. The bright and airy kitchen/diner has a good range of built-in storage cupboards along with integrated appliances whilst uPVC double glazed doors lead out to the enclosed rear garden.

The garden is laid mainly to lawn with paved patio and pedestrian gateway leading to two off-road parking spaces.

## **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 COMPRISES**

Entrance door opening to:-

#### **ENTRANCE HALLWAY**

Radiator with cover. Staircase to first floor. Access off to:-

#### **CLOAKROOM**

Double glazed window. Close coupled WC and pedestal wash hand basin with tiled splashback. Radiator.



### **LOUNGE 14' 1" x 11' 10" (4.29m x 3.60m) maximum measurements, irregular shape**

Double glazed window. Radiator. Understairs storage cupboard. Doorway to:-

### **KITCHEN/DINER 15' 1" x 8' 8" (4.59m x 2.64m) maximum measurements**

Double uPVC doors to exterior along with a double glazed window. One and a quarter stainless steel sink unit with mixer tap. A good range of base storage cupboards with drawers over, a range of work surfaces, wall mounted units, integrated cooker, hob with splashback and extractor over, integrated dishwasher, fridge and freezer and washing machine. Radiator with cover and part panelled wall.

### **FIRST FLOOR LANDING**

Built-in storage cupboard. Access to loft. Double glazed window.

### **BEDROOM ONE 9' 6" x 9' 5" (2.89m x 2.87m) plus doors recess**

Double glazed window enjoying views towards the coastline and inland towards St Austell. Radiator. Built-in storage cupboard with hanging rail and access to:-

### **EN-SUITE SHOWER ROOM**

Close coupled WC, pedestal wash hand basin and shower cubicle. Part tiled walls. Radiator. Large wall mirror and extractor fan.

### **BEDROOM TWO 8' 11" x 7' 6" (2.72m x 2.28m)**

Double glazed window to rear elevation. Radiator.

### **BEDROOM THREE 7' 5" x 5' 9" (2.26m x 1.75m)**

Double glazed window to rear elevation. Radiator.

### **BATHROOM**

Panelled bath with shower over and shower screen, pedestal wash hand basin and close coupled WC. Part tiled walls. Extractor fan and radiator.

### **EXTERIOR**

Immediately to the side of the property are two off-road parking spaces with a pedestrian timber gateway accessing the rear garden which is fully enclosed and is considered to be of a generous size, being laid mainly to lawn with a patio and a useful water tap.

### **SERVICES**

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

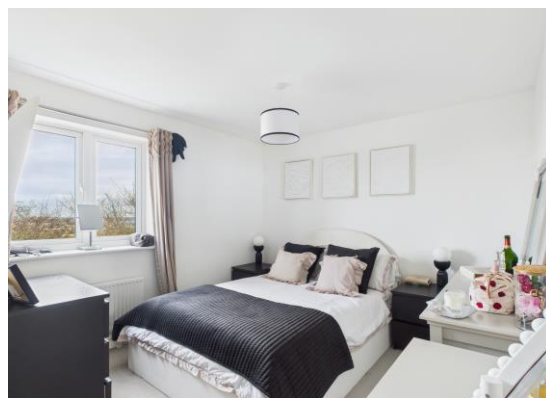
### **AGENT'S NOTE**

The Council Tax band for the property is band 'C'.

As is common with many modern developments there is an annual service charge of £180.000 towards the upkeep of the communal areas within 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 gable end is immediately in front of you and a MAP For Sale board has been erected for identification purposes. If using What3words:- ended.deck.olive

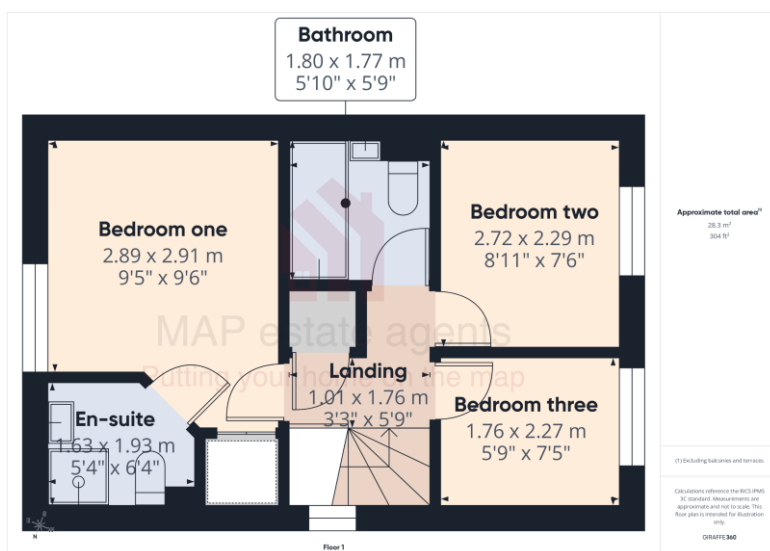
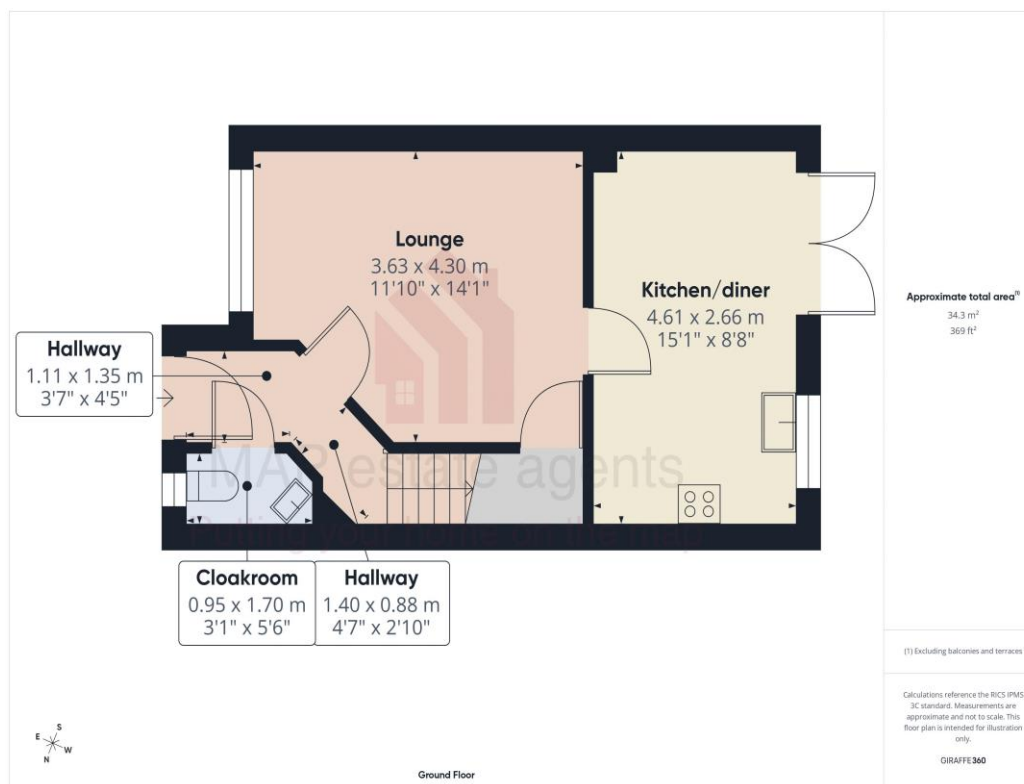


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## MAP's top reasons to view this home

- A very well presented end terrace family home
- Three bedrooms
- Ground floor cloakroom
- Kitchen/diner with integrated appliances
- Principal bedroom with en-suite shower room
- Gas central heating and uPVC double glazing
- Enclosed rear garden with lawn and patio
- Located within a popular residential development
- Enjoying views towards the coastline and inland views
- Two off-road parking spaces



01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

[sales@mapestateagents.com](mailto:sales@mapestateagents.com)

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

[www.mapestateagents.com](http://www.mapestateagents.com)

**IMPORTANT:** Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.