

TOM WILLS
PERSONAL PROPERTY AGENTS

28 Azenor Avenue

Falmouth, TR11 4FS

£339,000

3 2 2 B

This three bedroom, two bath/shower room semi-detached home sits on a wider than average plot within a popular Taylor Wimpey development on the western edge of Falmouth. Built in 2019 and still benefiting from the remainder of its 10 year building warranty, the house combines the comfort and low running costs of a modern home with a surprisingly large southeast facing rear garden, a detached garden studio and parking alongside the property.

- Semi-detached
- Constructed in 2019 with approximately 2 years warranty remaining
- Wider than average plot
- Surprisingly large southeast facing rear garden
- Detached, fully insulated garden studio
- Parking alongside the property
- 3 bedrooms and 2 bath/shower rooms, including en-suite to the principal bedroom
- Ground floor WC
- Modern, economic and low maintenance with an EPC rating of B
- Conveniently positioned between Budock Water and Falmouth town centre





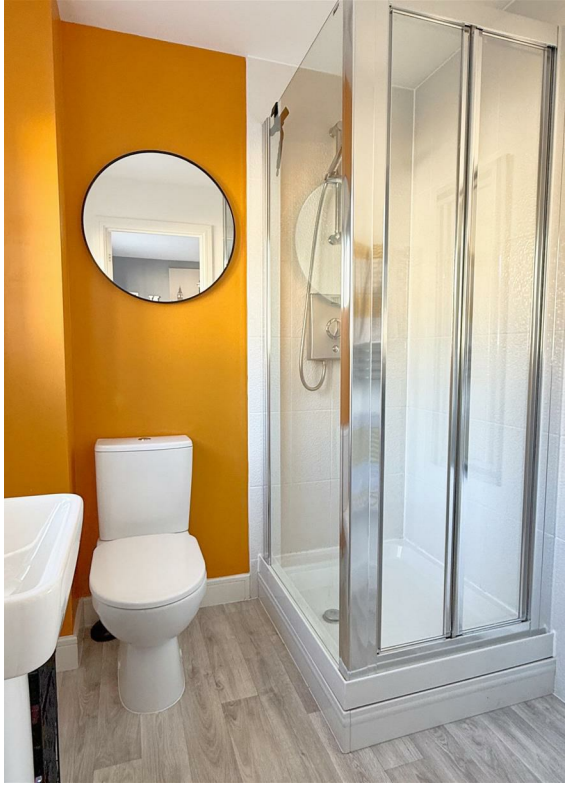


















THE PROPERTY

The front door opens into an entrance hall with stairs rising to the first floor. The living room lies to the front of the house, while the kitchen/dining room spans the rear, with French doors opening directly onto the garden, making it the natural hub of the home for everyday living and entertaining. The kitchen is fitted with a range of units and has space for freestanding appliances, and a cloakroom/WC completes the ground floor. Upstairs, the principal bedroom has its own en-suite shower room, and there are two further bedrooms alongside the family bathroom.

The house was built to a high standard of energy efficiency, with very good insulation to the walls, roof and floor, anthracite double glazed windows throughout, low energy lighting and mains gas central heating with time and temperature zone control. The accommodation is light and airy throughout, and the remaining building warranty adds valuable peace of mind.

The plot is noticeably wider than most on the development and widens further towards the rear, giving a surprisingly large southeast facing garden that enjoys sunshine for much of the day. Parking is provided alongside the property.

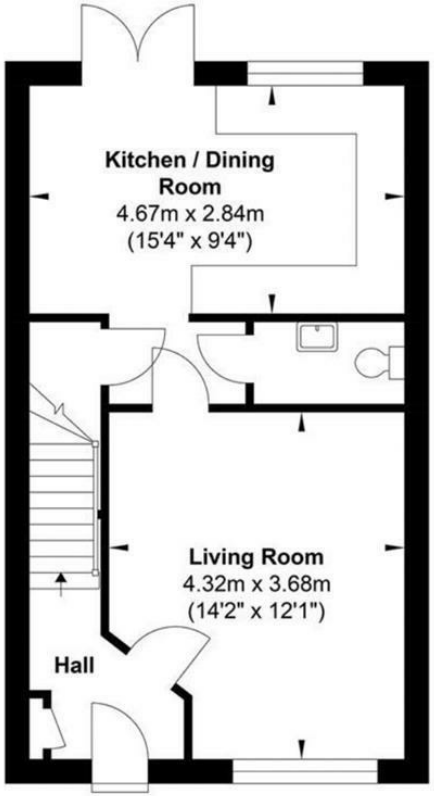
Set within the garden is a detached studio, fully insulated, clad externally and double glazed throughout. It makes a perfect home office, and works equally well as a playroom, a garden room or occasional guest accommodation during the summer months.

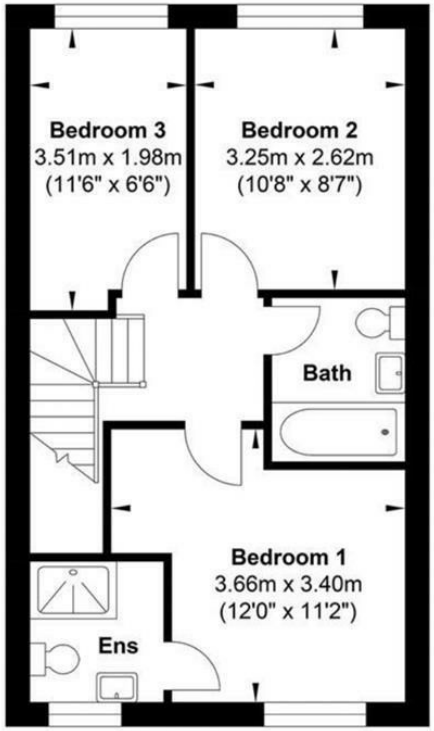
THE SITUATION

Azenor Avenue lies within a recently built Taylor Wimpey development off Bickland Water Road, on the western outskirts of Falmouth and close to the highly regarded village of Budock Water. This increasingly popular location offers easy access to Maenporth and Swanpool beaches, with the South West Coast Path linking Falmouth to the Helford River and providing superb coastal walks. Budock Water is around a 20 minute walk or 4 minute drive away, with footpaths connecting through the unspoilt Maen Valley to Maenporth Beach. Village amenities include a well supported public house, village stores and a busy village hall hosting a wide range of clubs and community groups. Scenic open fields and the village church are close by, while the thriving harbour town of Falmouth is within easy reach.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with our clients' onward purchase. Services - Mains gas, electricity, water and drainage. Gas central heating. Council Tax - Band C. EPC rating - 84 (B). Development Service Charge - £230 per year. VIEWING - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



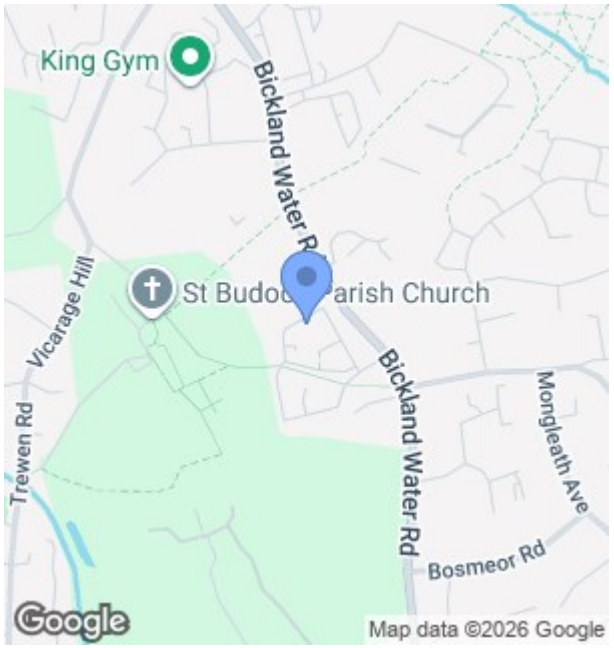




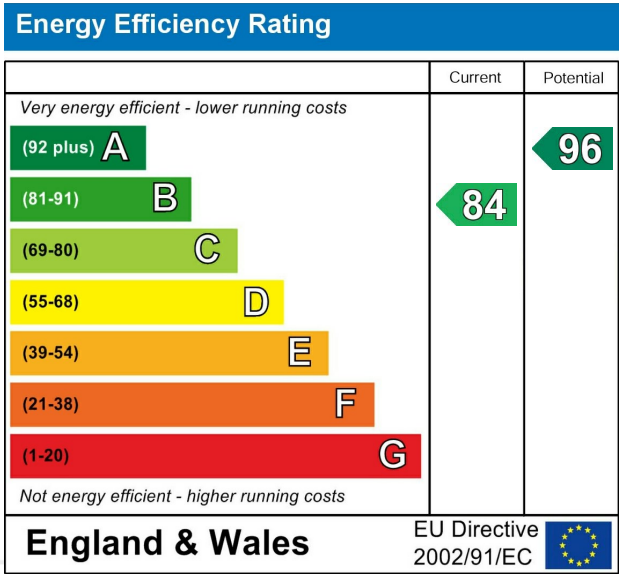
Ground Floor **First Floor** **Garden Studio**

Gross Internal Floor Area (excluding Garden Studio) : 78.3 m2 ... 842.8 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Graph



Viewing Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

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