



14 Bishops Way, Falmouth, TR11 4FQ

Guide Price £280,000

Situated within the relatively small and sought-after Union Park development, located on the outskirts of Falmouth and built by Messrs Barratt Homes, an extremely well presented 2 bedroom terraced house, benefiting from a private rear garden, together with 2 allocated parking spaces. The property is fully double glazed, warmed by gas central heating, and is being sold in 'turnkey' condition, with the remainder of a 10 year NHBC warranty. An ideal first time purchase, or for those looking to downsize, with great investment potential. Viewing highly recommended without hesitation to avoid disappointment.

Key Features

- 2 double bedrooms
- 2 parking spaces
- No onward chain
- In excellent, 'turnkey' condition
- Remainder of a 10 year NHBC warranty
- EPC rating B



THE LOCATION

Falmouth is undoubtedly one of Britain's most thriving and lively towns, offering a unique lifestyle with a bustling town centre and beautiful beaches. Recently voted as the best places to live in the UK by readers of The Sunday Times, Falmouth offers many attractions such as Pendennis Castle, the National Maritime Museum, excellent sailing waters and a plethora of shops, bars, pubs and restaurants which buzz throughout the year. The combination of maritime heritage and modern creativity makes the town hugely popular. It is a constant carnival during the summer months, yet still energetic in the winter, offering great food festivals and sea shanties to keep all entertained. Many beautiful areas surround Falmouth, including Flushing, Mylor and the Helford River.

THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a small paved pathway leads to a uPVC part glazed front entrance door with exterior courtesy light. To the side of which, is a small garden with access to gas and electricity meters.

ENTRANCE HALL

Radiator, wood-effect flooring, panel doors to the living room and the:-

CLOAKROOM/WC

A modern and contemporary white suite comprising low flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Radiator, extractor fan. Wood-effect flooring.

LIVING ROOM

Broad uPVC double glazed window to the front elevation. Wood-effect flooring. Two radiators. TV aerial socket, telephone point. Turning staircase rising to the part-galleried first floor landing. Panel door to the:-

KITCHEN/DINER

Light and bright, with two uPVC casement doors with matching side screen overlooking and opening directly onto the rear garden. Continuation of wood-effect flooring. Kitchen area with a comprehensive range of fitted eye and waist level units both above and below a round-edge worksurface with inset stainless steel sink/drainer unit. Space for tall fridge/freezer, space and plumbing for washing machine. Four ring Zanussi gas hob with Zanussi oven/grill under, stainless steel splashback, and illuminated extractor canopy. Cupboard housing Ideal Logic gas fired boiler providing domestic hot water and heating. Radiator, access to deep walk-in under-stair storage cupboard with telephone point and electric meter.

FIRST FLOOR

LANDING

From the living room, a turning staircase rises to a part-galleried landing.

BEDROOM ONE

Broad window to the front elevation. Radiator. Access to overhead loft storage area. Door to large walk-in wardrobe providing ample storage space with shelving and hanging rails.

BEDROOM TWO

Window to the rear elevation. Radiator.

BATHROOM/WC

An attractively appointed white three piece suite comprising low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, and panelled bath with mixer tap, mains powered shower and glazed screen. Part-tiled walls, extractor fan, radiator. Obscure double glazed window to the rear elevation. Wood-effect flooring.

THE EXTERIOR

REAR GARDEN

Double casement doors open directly from the kitchen/diner onto a well enclosed, level and lawned garden with patio area, enclosed with timber panel fencing. A paved pathway leads to a garden gate providing rear access and opening onto a pedestrian walkway. Cold water tap.

PRIVATE OFF-ROAD PARKING

Number 14 benefits from two private parking spaces immediately to the front of the property.

GENERAL INFORMATION

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Telephone points (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the executors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

DIRECTIONAL NOTE

At Union Corner Roundabout, take the exit onto Kergilliack Road, signposted to Gweek, Constantine and Mawnan Smith. Take the first turning right onto Budock Road, immediately before the bus stop. Continue along Budock Road and turn left into Long Meadow Lane, at the foot of which, turn right into Bishops Way. Number 14 will be found towards the end of this brick pavia cul-de-sac on the left-hand side.



Floor Plan



Floor plan awaited