

MAP estate agents

Putting your home on the map

Bickland Water Farm Lane, Falmouth

£330,000
Freehold







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Property Introduction

Located within the popular Eve park development in Falmouth is this beautifully presented mid terraced family home constructed in 2026 and being offered for sale with the remainder of a 10 year NHBC warranty and the advantage of being chain free.

Situated towards the top of the development, the property enjoys an elevated aspect whilst having a distant coastal view from the second floor Velux window. Upon entering the property via an entrance porch, you are greeted by a generous size lounge with a doorway giving access via a hallway to the cloakroom as well as a fitted kitchen with a good range of fitted storage cupboards and a variety of integrated appliances. From the kitchen a uPVC double doors leads out to the patio. The first floor comprises of two bedrooms along with a family bathroom with stairs ascending to the first floor and the main bedroom which has the advantage of a dressing room and built in storage cupboard.

Externally are two off road parking spaces to the front along with an EV charging point. The rear garden is arranged over two levels with the lower being laid to lawn with a pedestrian gateway. Overall this is a very well presented family home decorated to a high standard and is ready for its new buyer to move in and enjoy.

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 PORCH

A doorway to exterior. Radiator. Fuse box. Doorway giving access into :-

LOUNGE 12' 5" x 11' 5" (3.78m x 3.48m)

uPVC double glazed window to front elevation. Radiator. Made to measure fitted blind. Doorway leading to :-

HALLWAY
Staircase to first floor. Understairs storage cupboard. Access to :-

CLOAKROOM
Close coupled WC, pedestal wash hand basin with splash back, radiator. Extractor fan.

KITCHEN 12' 4" x 7' 3" (3.76m x 2.21m) L-shaped (minimum measurements)
uPVC double glazed window to rear elevation and uPVC double glazed door giving access to the rear garden. Single sink unit with mixer tap, a good range of base and wall mounted storage cupboards. A range of work surfaces, four drawer storage unit. Integrated cooker, hob, stainless steel splashback with extractor over. Dishwasher. Plumbing for automatic washing machine. Made to measure fitted blind. Radiator. Downlighters.

FIRST FLOOR LANDING
Radiator. Staircase to second floor. Access to :-

BEDROOM ONE 12' 6" x 9' 1" (3.81m x 2.77m)
Two uPVC double glazed windows to front elevation. Made to measure fitted blind. Radiator.

BEDROOM TWO 9' 4" x 9' 4" (2.84m x 2.84m) L-shaped (minimum measurements)
uPVC double glazed window to front elevation. Made to measure fitted blind. Radiator. Storage cupboard with water cylinder.

BATHROOM
Bath with shower over and shower screen. Tiled surround. Pedestal wash hand basin, close coupled WC, heated towel rail. Extractor fan. Downlighters.

SECOND FLOOR LANDING
Built in storage cupboard. Access to :-

BEDROOM THREE 13' 2" x 9' 2" (4.01m x 2.79m)
'Velux' window to front elevation. Radiator. Access to loft. Access through to :-

DRESSING ROOM 8' 5" x 6' 11" (2.56m x 2.11m)
With 'Velux' window to rear elevation enjoying a view towards the coastline. Built in storage cupboard.

EXTERNALLY
Immediately to the front of the property are two off road parking spaces along with an EV charger point. The property enjoys a part stone exterior finish with a small area of grass. The rear garden has a paved patio with the air source heating unit and steps with railing leading down to the main garden which is laid to lawn with paved and gravelled pathway leading to a pedestrian gate. Within the rear garden is also a useful external power point along with a water tap.

AGENTS NOTE
Council Tax band is band 'C'. As is common with modern developments there is an annual estate charge of currently £232.31 per annum payable to First Port which includes upkeep of lighting, maintenance and communal areas on the development.

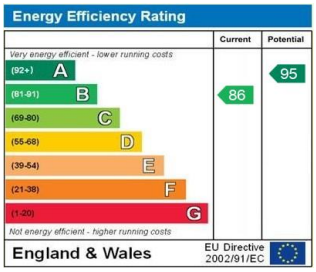
SERVICES
Mains drainage, mains water and mains electricity.

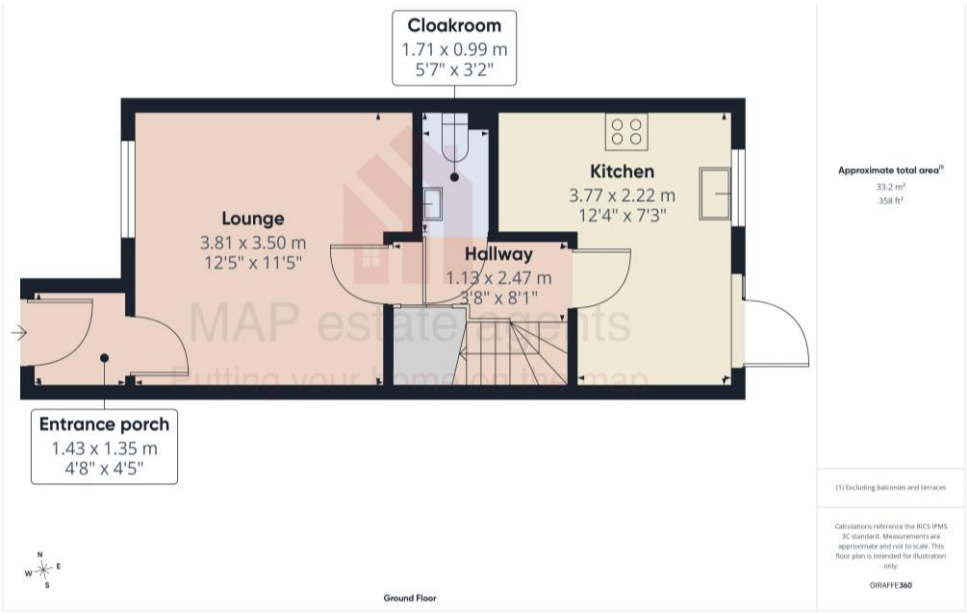
















MAP's top reasons to view this home

- Beautifully presented mid terraced town house
- Constructed in 2026 with the remainder of a 10 year NHBC warranty
- Entrance porch
- Three bedrooms, principal with dressing room
- Family bathroom plus ground floor cloakroom
- Fitted kitchen with integrated appliances
- uPVC double glazed windows and doors plus air source heating system
- Enclosed rear garden
- Two parking spaces plus EV charger point
- Being sold chain free

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