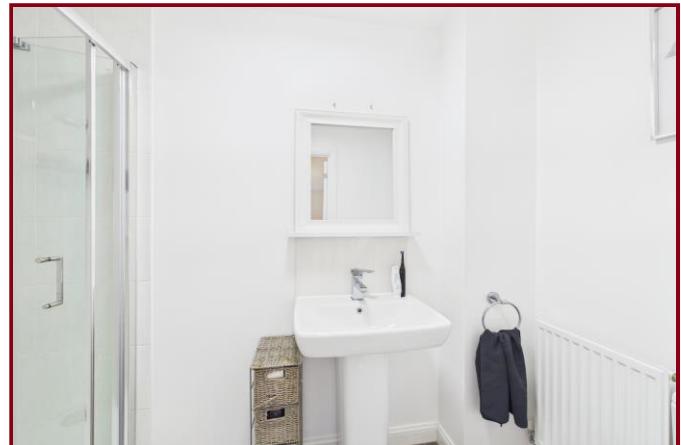




**MAP estate agents**  
Putting your home on the map

**Long Meadow Lane,  
Falmouth**

**£357,000  
Freehold**





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## Property Introduction

A well presented three bedroom end of terrace house set on a small modern development on the outskirts of the town.

The accommodation comprises of a light and bright kitchen/diner with range of integrated appliances, a good sized lounge with double doors opening to the garden and a useful ground floor cloakroom.

To the first floor are three bedrooms with principal bedroom en-suite and a family bathroom.

There is a generous enclosed rear garden accessed from the lounge or via the side of the property. To the side of the property is off-road parking for two cars in tandem.

The property was built in 2018 by Barrett Homes and benefits from the remainder of the NHBC warranty.

## Location

Set on the outskirts of Falmouth, the property is situated in Union Park, a development consisting of two, three and four bedroom homes. Falmouth town is a short drive away with a wide range of shops, supermarkets and a large selection of restaurants and cafes.

There is plenty to see and do in Falmouth with events on regularly in Events Square near the National Maritime Museum, at the multi-screen cinema and a selection of galleries scattered throughout the town and the beautiful coastline path leads around the three beaches that sit on the outskirts of the town. Falmouth Secondary school is less than a quarter of a mile away with St Francis and St Marys Primary Schools both within less than half a mile.

The City of Truro is situated just ten miles with its spired cathedral and cobbled streets and offers a large variety of individual and chain stores with restaurants, cafes and further entertainment.

## ACCOMMODATION COMPRISSES

Composite glass panelled entrance door opening to:-

## ENTRANCE VESTIBULE

Entrance mat, ceramic tiled floor. Opening to:-

## KITCHEN/DINER 12' 1" x 11' 6" (3.68m x 3.50m) maximum

### measurements

Door opening to storage cupboard for coats and shoes. Door to cloakroom. A light and bright room with window to front. Range of white high gloss wall and floor mounted units with worktop over incorporating a sink and drainer with tiled surround. Integrated appliances include fridge/freezer, dishwasher and gas oven with hob over and extractor fan above. Cupboard housing gas combination boiler. Spotlighting. Stairs to first floor. Radiator. Space for table and chairs. Door opening to:-

### CLOAKROOM

Pedestal wash hand basin with tiled splashback and low level WC. Radiator. Extractor fan.



## LOUNGE 15' 0" x 14' 7" (4.57m x 4.44m) maximum measurements

A lovely spacious room with double glazed doors with glazed side panels and windows opening to the garden. Radiator, spotlighting and laminate flooring. Storage cupboard.



### FIRST FLOOR LANDING

Loft hatch and radiator. Airing cupboard. Doors opening off to:-

## BEDROOM ONE 11' 11" x 8' 5" (3.63m x 2.56m) plus recess for wardrobe

A double size room with double glazed window to the rear. Radiator. Recess space for wardrobe. Door to:-

### EN-SUITE

Low level WC, pedestal wash hand basin with tiled splashback and shelf over, shower cubicle with 'Aqualisa' electric shower over. Fully tiled surround, extractor fan and radiator.



## BEDROOM TWO 10' 1" x 8' 5" (3.07m x 2.56m)

Double glazed window to the front elevation and radiator.

## BEDROOM THREE 8' 10" x 6' 2" (2.69m x 1.88m)

Double glazed window to the rear elevation and radiator.

### BATHROOM

Obscured double glazed window to front elevation. Pedestal wash hand basin with tiled splashback, low level WC and bath with shower and shower screen over, tiled surround and extractor fan.



### OUTSIDE FRONT

Low level privacy hedging to the front with a pathway to the front door. To the side there is tandem parking to the side for two cars. Outside tap. Pedestrian gate to rear garden.

### REAR GARDEN

A generous garden, fully enclosed with a good sized patio immediately to the rear of the property leading on to a lawn. A pathway leads through the garden. External electric point. Useful storage shed.

### SERVICES

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

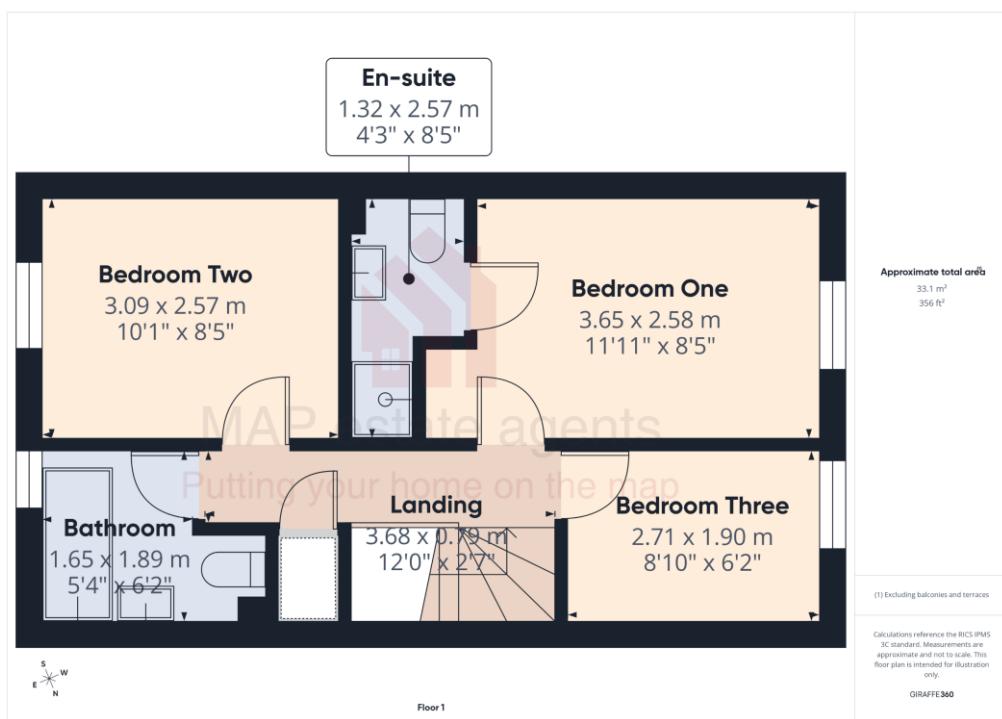
### AGENT'S NOTE

The Council Tax band for the property is band 'B'. Please be advised that the estate charge is approximately £40.00 per month.

### DIRECTIONS

Proceeding off the Union Corner roundabout from the A39 Bypass heading into Falmouth, turn right into the development. Continue through and turn right into Long Meadow Lane, the property is halfway down on the left hand side. If using What3words; remark.matter.stray

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	96
(81-91)	B	84
(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

- Small development on outskirts of Falmouth
- Lovely family home
- Kitchen/diner
- Generous lounge with doors to garden
- Three first floor bedrooms
- Principal room en-suite
- Bathroom and ground floor cloakroom
- Gas central heating
- Larger than average garden
- Two parking spaces on driveway

01209 243333 (Redruth & Camborne)  
01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
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