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**Churchtown View,  
Falmouth**

**£265,000  
Freehold**





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**Freehold**

### Property Introduction

This two bedroom mid-terrace home is set at the end of the cul-de-sac with no through traffic, set on a raised terrace with attractive railings and feature flowerbeds.

Immaculately presented throughout, the owners have put their own stamp on it with upgraded flooring and quartz worktops in the kitchen plus a 'garden cabin' to create a useful outside/inside space!

The accommodation comprises lounge, kitchen, two bedrooms, bathroom and ground floor cloakroom.

To the outside there is an enclosed rear garden with 'the cabin' and allocated parking to the front.

The property benefits from double glazing, gas central heating and the remainder of the NHBC warranty.

### Location

Located on the outskirts of Falmouth, public footpaths from the development lead to countryside walks and the property is conveniently located for the local Primary and Secondary schools.

The town centre is just over one and a half miles away with its range of individual and high street shops and an abundance of cafes, restaurants and bars. A multi-screen cinema at one end of the town and at the other is the National Maritime Museum and Events Square where many annual events are held. Falmouth enjoys a beautiful coastline with a choice of four beaches.

### ACCOMMODATION COMPRISES

Part glazed composite door opening to:-

#### HALLWAY

Attractive tiled floor. Stairs rising to first floor. Radiator and doors off to:-

#### GROUND FLOOR CLOAKROOM

Double glazed window to front elevation. Low level WC and pedestal wash hand basin. Half tiled walls. Radiator. Electric box.

### **LOUNGE 14' 11" x 9' 4" (4.54m x 2.84m) maximum measurements**

Double glazed window to the front elevation. Radiator. Generous storage cupboard with lighting and electric. TV aerial point. Part glazed door to:-

### **KITCHEN 12' 6" x 8' 2" (3.81m x 2.49m)**

Range of high gloss wall and floor mounted units with quartz worktop over and matching upstands incorporating a one and a half bowl sink and drainer. Integrated oven with hob above and extractor over with matching quartz splashback. Tiled flooring. Double glazed window to rear elevation with matching quartz sill. Spaces for washing machine, dishwasher and American style fridge/freezer. Double glazed door to garden.

### **FIRST FLOOR LANDING**

Loft access. Doors off to:-

### **BEDROOM ONE 10' 10" x 8' 4" (3.30m x 2.54m)**

Double glazed window and radiator. Fitted wardrobes with graphite mirrored doors to one wall.

### **BEDROOM TWO 12' 9" x 8' 4" (3.88m x 2.54m) maximum measurements**

Two double glazed windows. Radiator and airing/storage cupboard.

### **BATHROOM**

Bath housing mains fed shower with side screen, pedestal wash hand basin and low level WC. Extractor fan. Spotlights. Fully tiled walls.

### **OUTSIDE FRONT**

The property is set on a raised terrace with attractive railings and feature flower beds. To the front of the property is a pathway leading around to the rear garden.

### **PARKING**

There is an allocated parking space to the front in addition there is shared visitor parking with the neighbouring property.

### **REAR GARDEN**

The garden is fully paved and enclosed by fencing. Private gate providing access to the rear pathway that leads around to the front. Useful storage shed and a :-

### **GARDEN CABIN 17' 5" x 7' 8" (5.30m x 2.34m)**

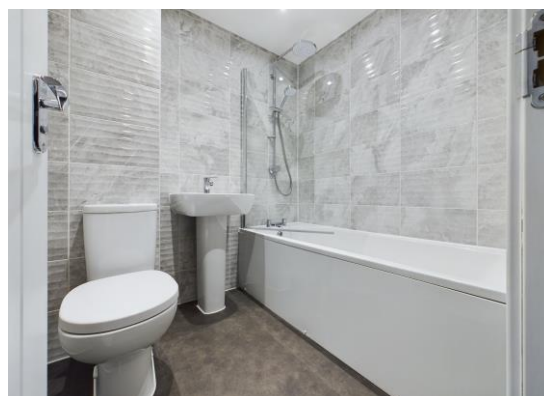
Sliding doors with glazed side panels open to a lovely inside space with electric connected. The cabin is insulated top and bottom and is a useful space for hobbies or could be used a home office.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'B'. As with most modern developments the annual charge towards maintenance of the estate is currently £180.00 per annum to include grass cutting, road maintenance, lighting and tree cutting.

### **DIRECTIONS**

Travelling along Bickland Water Road towards Swanpool with Falmouth Town Football Club on your left hand side, turn right and proceed up into Levant Rise and at the T-junction at the top at Hillhead Rise bear left. Continue along to the next T-junction by Bickland View bear left and follow the road round. Turn right into Churchtown View where the property will be located on your left hand side. if using What3words:- cards.long.remain

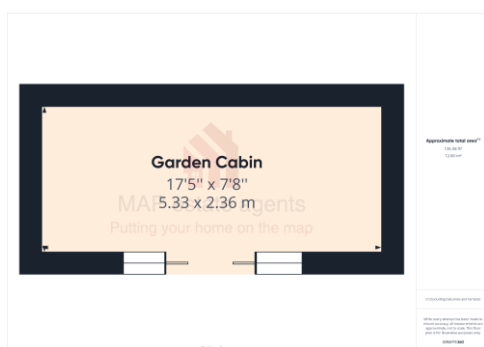
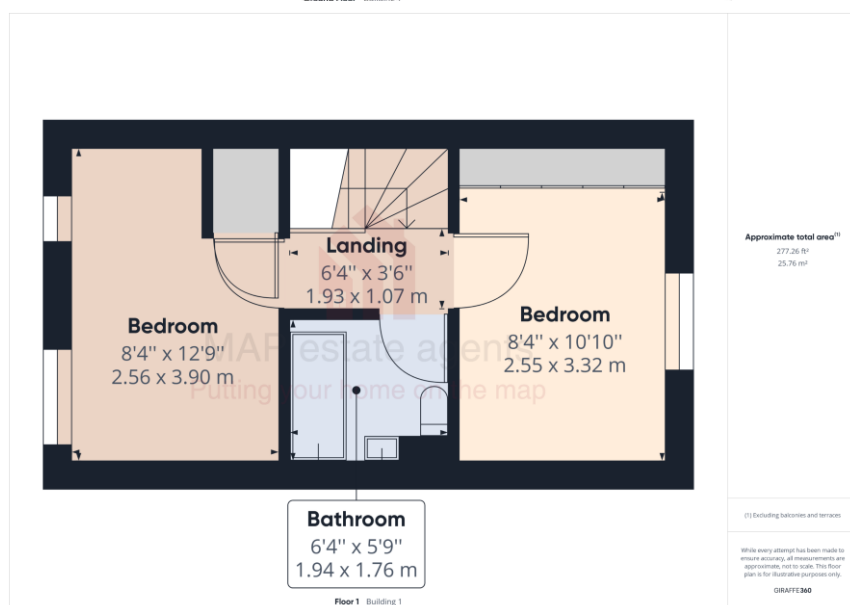
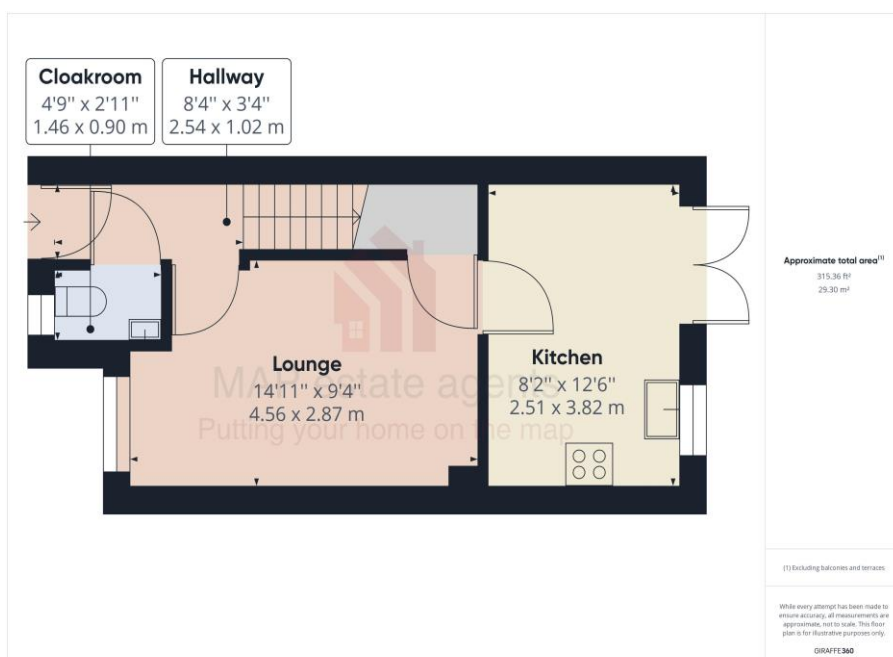


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Two bedroom terraced house
- Immaculately presented throughout
- Kitchen with quartz worktops opening to the garden
- Light and bright lounge
- Bathroom and ground floor cloakroom
- Enclosed rear garden with cabin and shed
- Remainder of NHBC certificate from 2021
- Parking space at front, plus visitor parking
- Double glazing
- Gas central heating



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

Gateway Business Park, Barncoose  
Cornwall TR15 3RQ

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

01209 243333 (Redruth & Camborne)

01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)

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