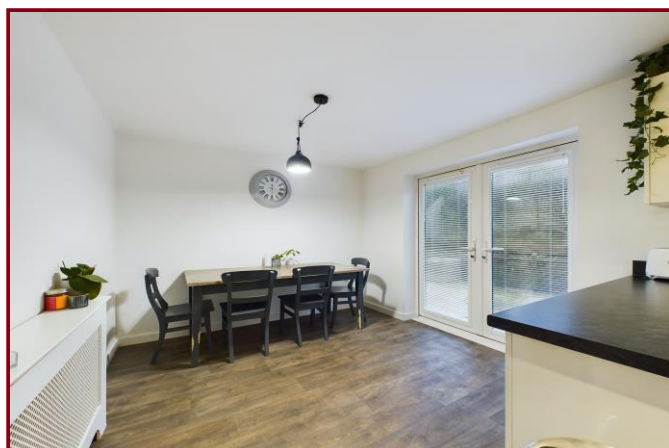




**MAP estate agents**  
Putting your home on the map

**Hillhead Rise,  
Falmouth**

**Offers Over £475,000  
Freehold**





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## Property Introduction

This spacious family home is located on a popular evolving development on the outskirts of Falmouth with two primary schools and a secondary school in the close vicinity.

This particular house has an open outlook and enjoys distant sea views over Falmouth Bay from three of the bedroom windows. It provides a spacious family home with lounge, separate office, kitchen/diner, a separate utility and a ground floor cloakroom. There are four bedrooms to the first floor with the principal en-suite and a family bathroom.

## Location

Hillhead Rise is within Eve Parc, developed by Persimmon Homes on the outskirts of Falmouth located close to the village of Budock Water and having easy access to Maenporth and Swanpool beaches. The nearest convenience store is located in Budock Water and 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. A regular bus service with the nearest bus stop located at Falmouth Football Club.

## ACCOMMODATION COMPRISES

Outside courtesy light and entrance door opening to:-

### HALLWAY

Wood effect vinyl flooring. Turning staircase rising to the first floor. Radiator and doors off to:-

### OFFICE 10' 9" x 9' 8" (3.27m x 2.94m) maximum measurements

Double glazed window to front elevation. Radiator.



### **LOUNGE 13' 3" x 10' 8" (4.04m x 3.25m)**

Double glazed window. Feature fireplace with hearth and mantelpiece housing an electric fire. Radiator.

### **KITCHEN/DINING ROOM 20' 1" x 9' 7" (6.12m x 2.92m)**

Double glazed double doors opening to the rear garden. Space for dining table. White high gloss wall and floor mounted cupboards with worktop over incorporating a one and a half bowl sink and drainer. Double glazed window. Integrated oven and hob with extractor hood over and tiled splashbacks. Integrated fridge/freezer and integrated dishwasher. Door to:-

### **UTILITY 6' 1" x 5' 4" (1.85m x 1.62m)**

Floor and wall mounted cupboards with worktop over. Integrated washing machine. Wall mounted gas combination boiler. Electric panel. Double glazed door to outside. Space for coat and shoe storage. Door to:-

### **CLOAKROOM**

Low level WC, pedestal wash hand basin with tiled splashback. Radiator. Extractor fan. Double glazed window.

### **FIRST FLOOR LANDING**

A light and bright space with double glazed window and loft hatch. Shelved airing cupboard. Doors off to:-

### **BEDROOM ONE 10' 11" x 9' 7" (3.32m x 2.92m)**

Double glazed window. Radiator. Fitted wardrobe with mirror doors to one wall. Door to:-

### **EN-SUITE SHOWER ROOM**

Pedestal wash hand basin, shower cubicle with mains water shower and low level WC. Radiator. Double glazed obscured window.

### **BEDROOM TWO 11' 6" x 8' 6" (3.50m x 2.59m) maximum measurements**

Double glazed window with views across to the bay. Radiator. Fitted wardrobe with sliding doors.

### **BEDROOM THREE 9' 10" x 9' 2" (2.99m x 2.79m) maximum measurements**

Double glazed window with views to Falmouth Bay. Radiator.

### **BEDROOM FOUR 8' 2" x 7' 10" (2.49m x 2.39m)**

Double glazed window with views to Falmouth Bay. Radiator.

### **FAMILY BATHROOM**

Pedestal wash hand basin, low level WC and panelled bath with 'Mira' shower over, shower screen and tiled surround. Radiator. Double glazed obscured window and extractor fan.

### **OUTSIDE FRONT**

To the front of the property a driveway provides parking and leads to the garage. To the side is a lawn and a low picket fence surround. A pathway leads around to the side to the rear garden.

### **GARAGE 19' 5" x 9' 9" (5.91m x 2.97m)**

Up and over door. Light and electric. Double glazed pedestrian door opening to rear garden. Eaves storage space.

### **REAR GARDEN**

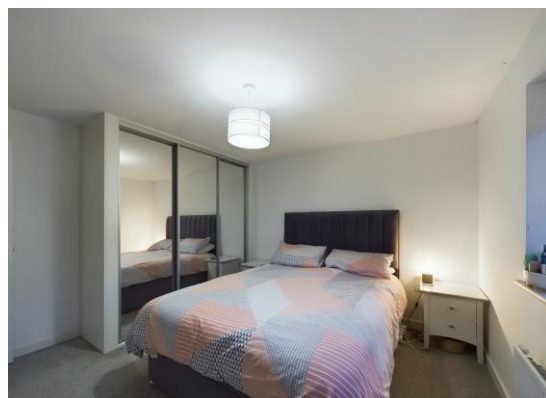
Immediately to the rear of the property is a patio with steps leading up to a further level with patio and gravelled borders. Outside courtesy light and outside tap. The garden is enclosed and has been designed with low maintenance in mind with trellis, the patios and gravelled areas and provides plenty of space for alfresco dining. A pedestrian gate provides access around to the front.

### **SERVICES**

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

### **AGENT'S NOTE**

The Council Tax band for the property is band 'E'. Please be advised the estate management charge is currently £190.00 per annum as at 1st January 2025 and this covers maintenance towards the upkeep of the communal areas within the development. The property benefits from the remainder of the NHBC certificate.



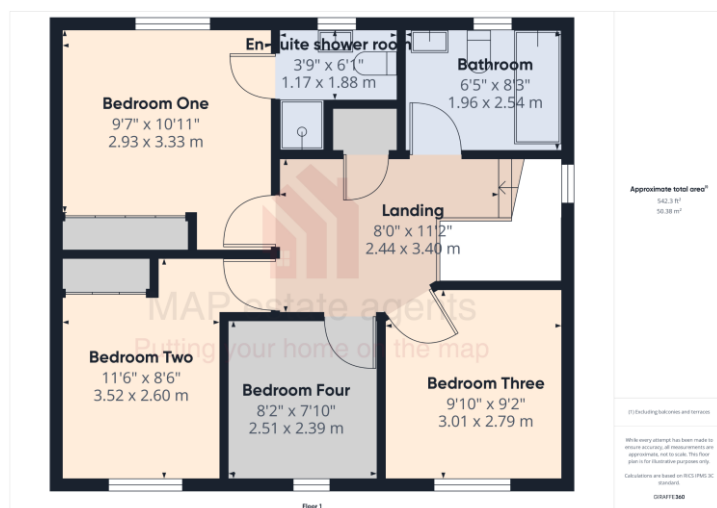
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS



## MAP's top reasons to view this home

- Detached house with open outlook on popular development
- Built in 2020 and having remainder of NHBC certificate
- Two reception rooms
- Kitchen/diner and separate utility
- Ground floor cloakroom
- Four bedrooms, three of which have distant sea views
- Principle bedroom en-suite
- Family bathroom
- Enclosed low maintenance rear garden
- Garage, driveway and communal visitors parking



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