



2 Long Meadow Lane, Falmouth

Guide Price £350,000



Heather & Lay
The local property experts



- Immaculately presented three-bedroom end of terrace family home
- Built in 2018 with the remainder of the NHBC warranty
- Sought-after Union Park development in Falmouth
- Spacious dual-aspect living room filled with natural light
- Stylish dual-aspect kitchen/dining room with integrated appliances
- Principal bedroom with fitted wardrobes and modern en-suite shower room
- Attractive enclosed rear garden with patio, lawn and direct access from the dining area
- Garage, allocated parking, gas central heating and double glazing throughout
- Conveniently located within walking distance of Falmouth School, Tregonigie Woodland and local amenities
- PLEASE WATCH OUR PROPERTY VIDEO TOUR

THE LOCATION

Situated within the highly sought-after Union Park development, a select collection of quality homes on the outskirts of Falmouth, the property enjoys excellent access to the town centre, harbourside, beaches and surrounding villages via Kergilliack Road. Approximately one mile from the town centre, it is just a short drive or approx a 30-minute walk to Falmouth's vibrant waterfront, with Swanpool and Gyllyngvase beaches also close by.

The property is within walking distance of Falmouth School, with well-regarded primary schools nearby, and enjoys easy access to the beautiful Tregonigie Woodland, offering scenic walks through to Swanpool Nature Reserve and the beach.

Asda and Lidl supermarkets are a short drive away and Penmere and Penryn railway stations provide regular services to Truro and onward connections to Exeter and London Paddington. Falmouth is renowned for its stunning natural harbour, excellent sailing facilities, independent shops, restaurants, galleries and year-round events, making it one of Cornwall's most sought-after coastal towns

THE PROPERTY

Situated on the highly regarded Union Park development, this beautifully presented three-bedroom double fronted home offers a fantastic opportunity to purchase a modern family property that is ready to move straight into. Built in 2018 and benefiting from the remainder of the NHBC warranty, the property has been exceptionally well cared for and still feels very much like a new home. Finished to a high standard throughout, it also enjoys attractive custom-made window shutters, quality fixtures and fittings, and an abundance of natural light thanks to its dual-aspect design.

The accommodation begins with a welcoming entrance hallway leading to a spacious dual-aspect living room, flooded with afternoon and evening sunshine. To the rear is the impressive family kitchen/dining room, another wonderfully bright dual-aspect space featuring an extensive range of contemporary fitted units and integrated appliances including an induction hob, oven, dishwasher, fridge freezer and washer/dryer. French doors open directly onto the enclosed rear garden, creating an ideal space for entertaining and family living. The ground floor is completed by a convenient cloakroom/WC and useful understairs storage.

Upstairs are three well-proportioned bedrooms, with both the principal and second bedrooms enjoying dual-aspect windows and fitted wardrobes. The generous principal bedroom also benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Outside, the enclosed rear garden has been thoughtfully landscaped with a paved seating area, lawn and side access, providing a safe and private space for children, pets or summer entertaining.









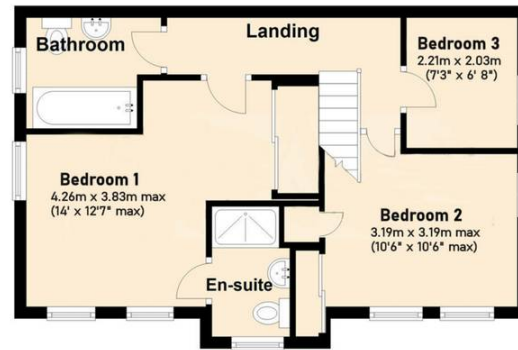
Ground floor



Total area: approx. 87.9 sq. metres (946.0 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.

First floor



GARDEN

The enclosed rear garden has been designed to provide a wonderful extension of the living space, perfect for both relaxing and entertaining. Directly accessed from the kitchen/dining room, an elevated paved patio provides an ideal spot for outdoor dining or enjoying the sunshine, with steps leading down to a level lawn that offers plenty of space for children and pets to play. The garden is enclosed by a combination of walling and timber fencing, creating a good degree of privacy, while a side pathway leads to a rear access gate providing convenient access to the garage and parking area. A beautifully maintained and low-maintenance outdoor space, ideal for modern family living.

COUNCIL TAX: Band D, please contact Cornwall Council for further information and pricing.

EPC: Rating B

TENURE: Freehold

SERVICES & GLAZING

Mains water, gas, electricity and drainage. Fully glazed throughout.

AGENTS NOTE

We are advised that the property contributes towards the maintenance of the communal areas within the development, with an annual estate management charge of approximately £480 per annum which can be paid monthly or annually. First Port management company are the managing agents for this development.





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