

**FOR SALE**



**Swans Reach, Falmouth**  
**Guide Price £440,000**

  
**MARTIN & CO**



# Swans Reach, Falmouth

Guide Price £440,000

- DETACHED FAMILY HOME
- 3/4 BEDROOMS
- GENEROUS PLOT
- CONSERVATORY
- FULLY ENCLOSED GARDENS

Detached 3-4 Bedroom family home in this extremely sought-after residential area of Goldenbank Falmouth. Close to surrounding countryside, coastal walks, beaches and Falmouth golf course.

This detached three/four-bedroom family home standing proud at the head of this cul-de-sac offers light and spacious accommodation which briefly comprises; reception hall, lounge, kitchen/dining room ground floor WC, utility room, study/bedroom and conservatory.

To the first floor there are three generous bedrooms, master bedroom with ensuite shower room and a family bathroom.

Outside, parking facilities can be found to the front and side of the property. To the rear of the property is a lovely private and fully enclosed garden with patio and a further area of garden with a workshop and several smaller outbuildings.





The property is located within Swans Reach which forms part of the extremely sought-after family residential area of Goldenbank on the south-western outskirts of Falmouth, close to surrounding countryside, coastal walks, beaches and Falmouth golf course. A pedestrian footpath provides safe access (on foot) to the quiet road behind Swanpool Lake, which in turn accesses Swanpool Beach (approximately 10-minute walk) and day-to-day amenities, including primary and secondary schooling, parade of shops at Boslowick.

Council Tax Band D

Annual estate service charge £115.24

EPC C

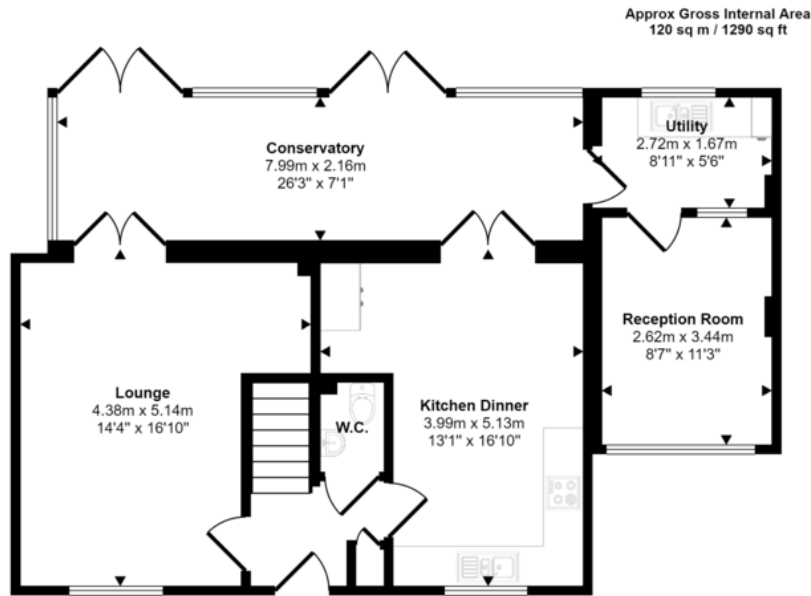
Falmouth is a charming coastal town and a popular destination renowned for its maritime heritage, beautiful scenery, and vibrant atmosphere. Situated on the south coast of Cornwall, Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour.

Falmouth is home to the renowned National Maritime Museum Cornwall, which offers fascinating exhibits on the region's maritime history and global seafaring heritage.

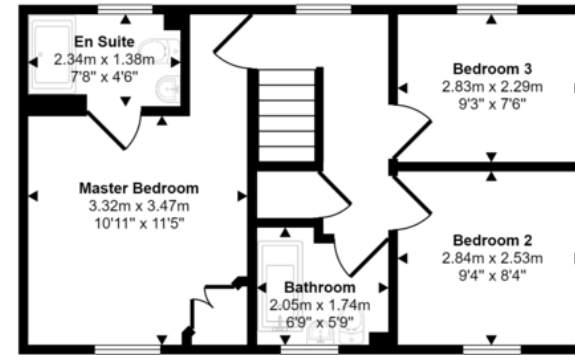
The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few.

With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.





**Ground Floor**  
Approx 77 sq m / 833 sq ft



**First Floor**  
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Falmouth

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