

**FOR SALE**



**Swans Reach, Swanpool**  
**Guide Price £580,000**

  
**MARTIN & CO**



# Swans Reach, Swanpool

Guide Price £580,000

- SEA VIEWS
- EXCELLENT CONDITION
- GARAGE
- OFF STREET PARKING
- EXTENSIVE GARDEN

**A four bedroom detached house located in the popular Goldenbank area of Falmouth and just a 5 minute drive to Swanpool Beach. Must be seen to be appreciated!**

Located in the popular Goldenbank area of Falmouth and just a 5 minute drive to Swanpool Beach, this spacious and detached, modern 4 bedroom house on Swans Reach benefits from fabulous SEA VIEWS, garage and off street parking, plus an extensive rear garden. Must be seen to be appreciated!

On the ground floor an entrance hall leads to a downstairs WC, a spacious lounge with French doors to the rear garden, a modern fully fitted kitchen / dining room and a utility which also has rear access to the garden.

On the first floor there are two double bedrooms, the principle bedroom having an ensuite shower room, two





smaller bedrooms and a bathroom.

The property is in a quiet location, set back from the road via a driveway which leads to the garage and provides off street parking for 1 car. There is also a small front garden.

To the rear of the property there is a large garden with the part adjacent to the house landscaped and a substantial area beyond also belonging to the property and planted as an orchard in order to protect the sea views.

Swans Reach is a sought after location on the outskirts of Falmouth town centre with footpaths off the development to Swanpool Beach, the Nature Reserve and Falmouth Golf Club.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous walking and hiking trails just a stone's throw from Swans Reach. There are numerous yacht and sailing clubs with some of the finest day sailing waters in the UK and Falmouth Golf Club is located nearby at Swanpool. Additionally, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.

EPC C

Freehold

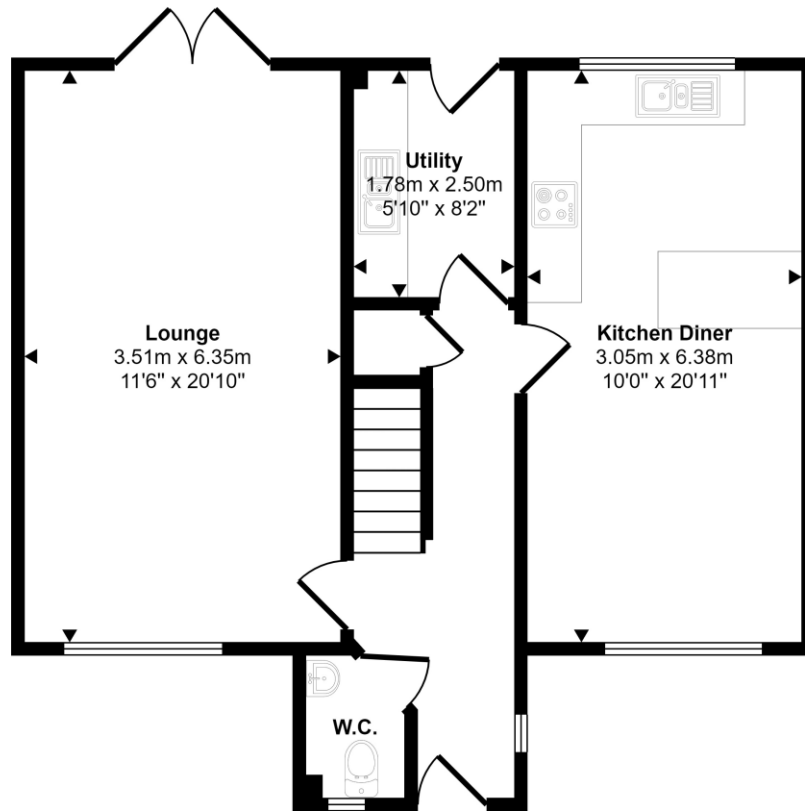
Estate Charge of circa £160 per annum

Gas Central Heating

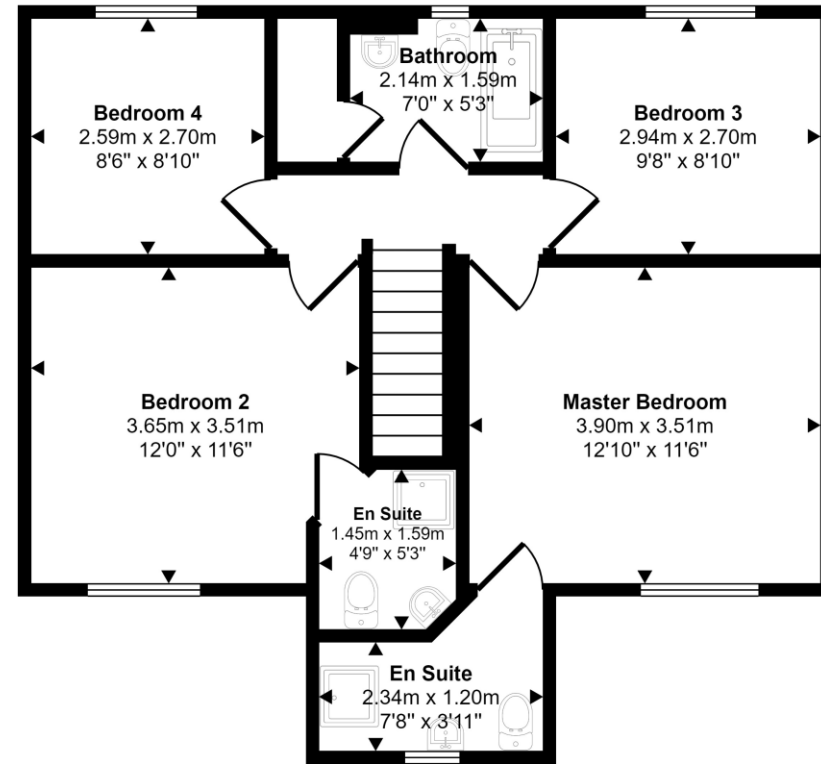
Mains Gas, Electricity, Water and Sewage



Approx Gross Internal Area  
119 sq m / 1280 sq ft



Ground Floor  
Approx 59 sq m / 637 sq ft



First Floor  
Approx 60 sq m / 643 sq ft

## Martin & Co Falmouth

72 Kimberley Park Road • • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

01326 697696  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.