



6 The Dunes Shore View, Swanpool

Guide Price £675,000 Leasehold



Heather & Lay
The local property experts

6 The Dunes Shore View

Video Tour: <https://media.guildproperty.co.uk/593817>

THE LOCATION

Opportunities like this are incredibly rare. The property sits proudly above Swanpool beach and a few moments' walk to the Nature Reserve, Beach, Golf Club and Southwest Coastal Path in an area designated as Area of Outstanding Natural Beauty. Its location is superb, situated on the town's southern side about a mile from Falmouth town and harbourside where there is an excellent and diverse selection of restaurants and bars and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Train stations at (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro, for Exeter and London, Paddington. Falmouth Docks and Pendennis Shipyard are major contributors to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all-year-round vibrant community. There are five primary schools and one secondary school in the town and another in Penryn, as well as highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third deepest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. Hardly surprising that the town is consistently ranked as one of the top five places to live in the UK.





- Apartment in outstanding coastal setting
- Two bedrooms (main en-suite)
- Open plan kitchen/living/dining room
- Large covered balcony
- Honeywell Evohome Smart Living Heating
- 2 Allocated parking spaces in tandem
- Immaculately presented
- No onward chain

THE PROPERTY Built in 2020 still with approximately 7 Years NHBC cover, this beautifully presented apartment enjoys fabulous views of both Swanpool Beach and Nature Reserve. Quite superb, modern, stylish and extremely well proportioned. Accommodation comprises two bedrooms, the master having ensuite, and a large balcony accessed via bi-folding doors from the open plan kitchen/living/dining room, a great place to sit, relax and enjoy those wonderful views. Two allocated parking space in tandem.

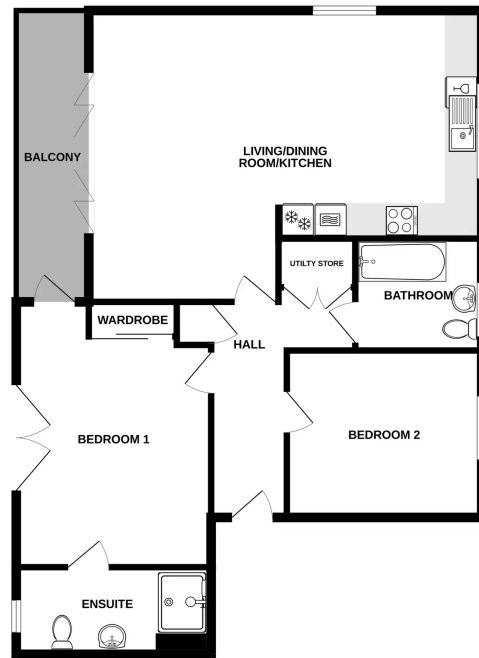
ENTRANCE HALL 13' 10" x 4' 1" (4.22m x 1.24m) Laminate flooring. Video entry system. Radiator. Oak doors to bedrooms one and two, bathroom, open plan kitchen/living/dining room and two

LARGE STORAGE CUPBOARDS
One of the cupboards has space and plumbing for washing machine and tumble dryer.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 24' x 17' (7.32m x 5.18m) reducing to 14' (4.27m) in kitchen and 15' (4.57) ceiling height. Modern range of gloss, flush fronted and soft closure cupboards and drawers with ample work surface and inset stainless steel sink and drainer with mixer tap. Five ring gas hob with extraction hood over. Integrated NEFF appliances include fridge/freezer, dishwasher and chest height double oven. Laminate flooring. Central heating thermostatic control. Window to front overlooking the parking area and window to side with views towards Swanpool Beach and across Falmouth Bay to Pendennis Castle and Point and St Anthony lighthouse in the distance and bi-fold doors out onto the....



GROUND FLOOR
906 sq.ft. (84.1 sq.m.) approx.



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TOTAL FLOOR AREA: 906 sq.ft. (84.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COVERED BALCONY 17' 0" x 5' 0" (5.18m x 1.52m)

Spectacular views across Swanpool Lake & Nature Reserve and toward Swanpool Beach over Falmouth Bay to Pendennis castle and point.

BEDROOM ONE 16' 0" x 11' 11" (4.88m x 3.63m)

French doors to a Juliette balcony with those great views towards Swanpool Nature Reserve and Beach. Door onto the covered balcony also accessed from the open plan kitchen/dining/living room. Built-in mirror fronted wardrobes. Door to....

EN SUITE SHOWER ROOM 11' 10" x 4' 0" (3.61m x 1.22m)

Obscure window to side. Tiled to wet areas. Shower cubicle with bi-fold doors, rainfall shower and spray attachment. Wall mounted hand basin and WC with hidden cistern. Chrome heated towel radiator.

BEDROOM TWO 12' 0" x 10' 0" (3.66m x 3.05m)

Window to front with radiator beneath.

BATHROOM 6' 10" x 5' 10" (2.08m x 1.78m)

Obscure window. Three piece suite comprising bath with shower over and glass screen, wall mounted hand basin and WC with hidden cistern. Chrome heated towel radiator.

ALLOCATED PARKING: 2 Parking Spaces in tandem.

SERVICES: Mains electricity, gas, water & drainage.

LEASEHOLD - 150 years from 1st January 2019 Managing Agent: The View (Swanpool) Management Company Ltd. We understand that the services charges are currently £1846.93 which was the amount agreed on purchase in 2020. Services charges will be paid bi-annually. Ground rent: £200pa (to be reviewed 19/08/2034). No restrictions on ASTs (notice must be given to Management Company). Holiday letting is permitted. Pets will be considered subject to permission from the Management Company

EPC: B COUNCIL TAX: E

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