



58 Twinbrook Park, Goldenbank

Guide price £120,000

Single unit two bedroom park home backing onto countryside, just half a mile from Swanpool beach. Comfortable living with plenty of parking to either side. Competitive ground rent and economical living in a semi rural setting.

- Detached park home
- Semi rural park just half a mile from Swanpool beach and coast
- Favoured plot adjoining fields
- 2 Bedrooms
- Kitchen/breakfast room
- Living room with living coal flame fire
- Propane gas fired radiator central heating system & UPVC double glazing
- Driveway parking space

Council Tax band: A

Tenure: N/A

EPC - EXEMPT

THE PROPERTY

We know Twinbrook Park, well having sold many Park Homes here over the years, and very much like its lovely semi-rural position, which is so convenient to the beach and a 10 minute drive into town. Accommodation comprises separate lounge and kitchen/dining room, two bedroom and a shower room/WC. To either side are gravelled parking areas and to the rear an area of lawn. The park home occupies a generous plot with its own driveway parking space, side and rear gardens and storage shed.



THE LOCATION

Twinbrook is located on the lovely rural outskirts of Falmouth, approximately 1.5 miles from town, 1/2 mile from Swanpool Beach and with Falmouth golf course on the doorstep and access to the Southwest coastal path. A nearby bus stop and service allows access to the town, seafront and facilities. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops many galleries showcasing local art and crafts and an excellent and varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals. Falmouth boasts the third largest 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. The town is consistently ranked as one of the top five places to live in the UK.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) From the gravelled area to the side, steps up to a timber decked area and UPVC half glazed door into.....

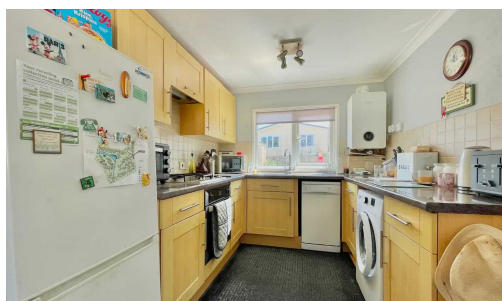
HALLWAY

Window to side. Doors to Kitchen, living room, two bedrooms and bathroom. Radiator.

KITCHEN /DINING ROOM

13' 8" x 7' 11" (4.17m x 2.41m)

Light, bright dual aspect room with range of wood effect base and eye level cupboards and drawers with roll top work surface and inset stainless steel sink and drainer with mixer tap. Tiled splashback. Space for fridge/freezer, and space and plumbing for washing machine and dishwasher. Built-in oven and hob with extractor over. Modern 'Worcester' boiler. Space for small table and chairs. Radiator.





LIVING ROOM

13' 9" x 12' 0" (4.19m x 3.66m)

Triple aspect room with French doors to front leading out onto a raised deck area. Fireplace with timber surround and inset electric fire. TV point and power points.

BEDROOM ONE

13' 8" x 9' 6" (4.17m x 2.90m)

Dual aspect with windows to side and to rear overlooking the rear garden and countryside. Radiator.

BEDROOM TWO

11' 0" x 7' 1" (3.35m x 2.16m)

Window to side. Recess for wardrobe/cupboard space. Electric Consumer Unit. Radiator.

SHOWER ROOM

Obscure glazed UPVC double glazed window to side. Walk-in shower cubicle with mains shower, glass screen and easy clean panel surround. WC and hand basin with cupboards beneath. Heated towel radiator. Vinyl flooring. Extractor fan.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

AGENTS NOTE

Owners are required to be over 50 years of age. One cat and/or one dog are allowed at Twinbrook.

TENURE

The Park Home is owned, whilst the plot and its garden on which it lies pay a pitch fee currently (as of 15/07/2024) cost of just £121.20 a month and is reviewed annually. There is a friendly owners association at Twinbrook (Twinbrook Park Residents Association).

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.