



## 55 Swans Reach, Falmouth

Guide Price £230,000



Heather & Lay  
*The local property experts*

- Modern Ground Floor Apartment
- Two Double Bedrooms & Two Bathrooms
- Open Plan Living/Kitchen/Diner
- Well Presented & Generously Sized Accommodation
- Popular Development In Falmouth
- Short Walk To Beaches & Swanpool Nature Reserve
- Ideal For A First Time Buyer Or Investor
- Large Single Garage & Parking Space
- Modern Gas Combination Boiler & UPVC Double Glazing
- No onward chain

### THE PROPERTY

This much sought-after area with a comfortable, bright, and spacious accommodation ideal for a couple. There are two double bedrooms and two bathrooms, with the master bedroom benefitting from a shower en-suite. The open plan living area is a good size with a large window to the front and the kitchen/diner is well equipped with plenty of work surfaces. Both bedrooms are bright and a good size with the master overly generous with space. The main bathroom and en-suite are modern with tiled surround and flooring. Externally there are communal pathways and lawn leading around to the large single garage and availability to park in front of the apartment's garage. All in all a well presented and generously sized ground floor apartment, previously a successful rental but would make a lovely home for someone and is to be sold with no onward chain. Highly recommend a viewing to fully appreciate this property and its position so close to the beach and amenities.



## THE LOCATION

Swans Reach lies within a popular modern development on the outer fringes of Falmouth, approximately one mile from town and less than a mile from Swanpool Nature Reserve and beaches. The development is on a regular bus route to and from the town and seafront; primary and secondary schools together with local shops at Boslowick and an 'early til late' Co-op are all within about a mile. Close by there are breathtaking scenes of various creeks and the Carrick Roads and the walks to the beaches and coastal paths do impress. There are several fine sandy beaches and the town is also served by the railway branch line, which connects to the Cathedral City of Truro (10 miles distant) for a mainline service to Paddington, London. There is also air transport available approximately 26 miles away at Newquay, connecting with other UK airports and beyond.

**THE ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)** External patio leads up to a wooden and glazed communal front door, giving access into the communal hallway with a mailbox and level access to...

## ENTRANCE HALLWAY

Wooden front door leading into a good sized hallway and white panel doors providing access to the open plan living area, two bedrooms and the main bathroom. Telephone entry system, thermostat controls, security alarm system and electric RCD fuse box above. Modern wooden laminate flooring.

## OPEN PLAN LIVING AREA

19' 2" x 18' 5" (5.84m x 5.61m)

**LIVING AREA** 19' 2" x 11' 6" (5.84m x 3.51m) Generously sized with a large double glazed window to the front providing plenty of natural light. Space for dining table, TV, satellite and internet sockets, radiator, continuation of wooden laminate flooring and opening to...

## KITCHEN

9' 4" x 8' 11" (2.84m x 2.72m)

Double glazed window to front. Good range of base and eye level units with plenty of work surfaces with inset one and a half bowl sink and drainer with mixer tap. Integrated appliances include washing machine, 'NEFF' oven with four ring gas hob and extractor above. Space for large fridge freezer. Cupboard housing the modern gas combination boiler.



### **BEDROOM ONE**

14' 8" x 13' 11" (4.47m x 4.24m)

Double glazed window to the rear with glimpses of the water. A generously sized bedroom with recess area for furniture. Radiator, TV, aerial and internet sockets and a white panel door leading into...

### **EN SUITE SHOWER ROOM**

7' 9" x 3' 10" (2.36m x 1.17m)

Modern three-piece suite comprising tiled shower cubicle with electric 'Mira' shower head over, low flush WC and hand wash basin. Tiled flooring, extractor fan and ceiling light.

### **BEDROOM TWO**

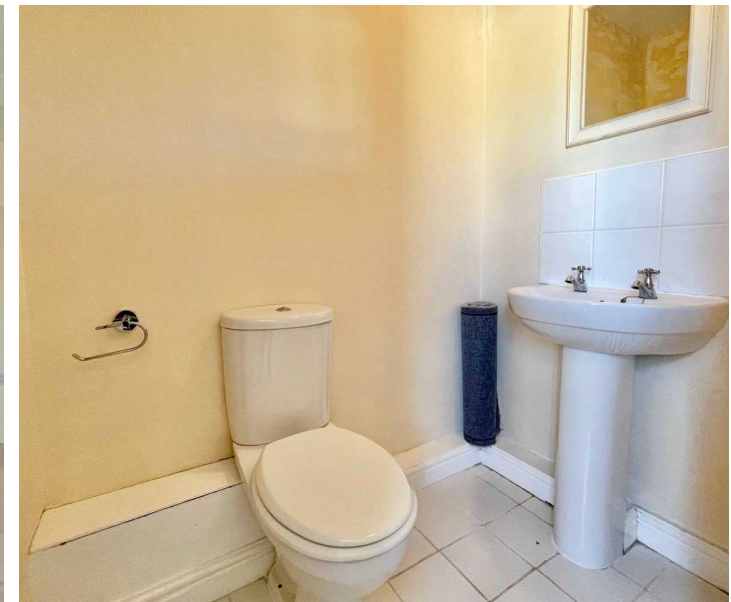
14' 0" x 7' 8" (4.27m x 2.34m)

Another good sized double bedroom with a double glazed window to the rear. Space for wardrobes. TV, aerial and internet sockets. Radiator.

### **FAMILY BATHROOM**

6' 7" x 5' 6" (2.01m x 1.68m)

White three piece suite comprising panel bath, half tiled surround above the bath, hand held shower attachment, pedestal wash hand basin with mixer tap and a low flush WC. Ceramic tiling to floor, spotlights, and extractor fan. Radiator and shaver point.



## TENURE

Leasehold - 999 years from 2007, managing agent: Belmont Management Company in Truro. Current service charge (August 2024) is £303.75 paid quarterly (Total - £1215.00 per annum) which includes the buildings insurance and maintenance of the communal grounds. Ground rent charge £115.24 per annum. Long term AST's, holiday letting and well behaved pets are permitted subject to the permission of the management company.

## COMMUNAL GARDEN

Communal areas mainly laid to lawn and patio with a pathway leading from the front door of the building and around to the rear of the apartment accessing the garage and parking area.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

SERVICES Mains electricity, gas, water & drainage





## GARAGE

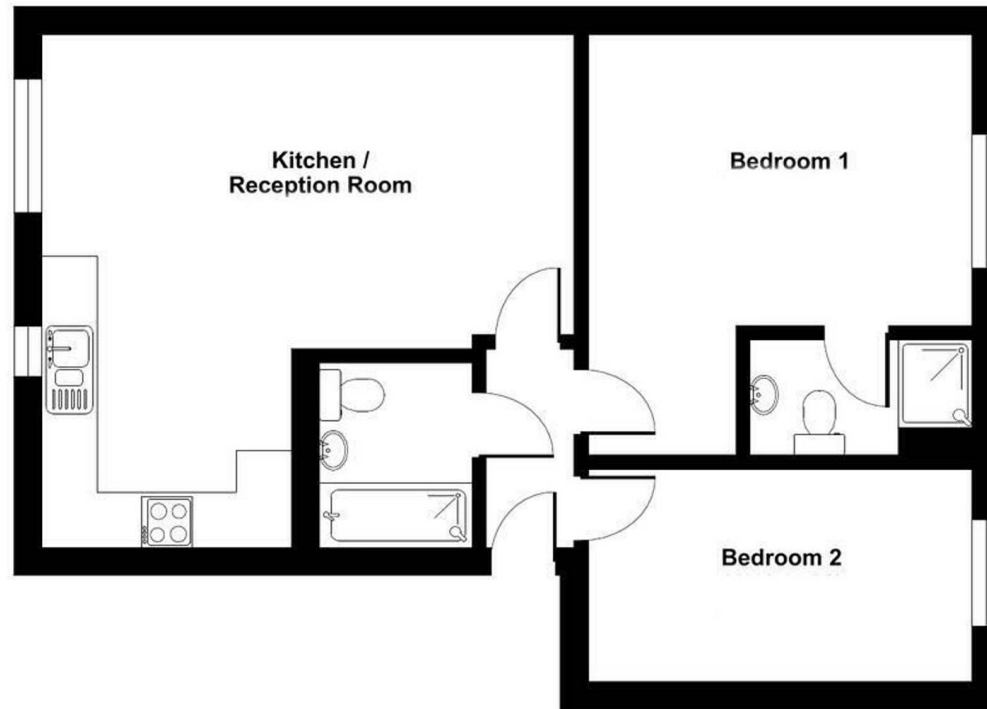
18' 5" x 8' 4" (5.61m x 2.54m) (smallest width from garage door reducing to 7' (2.13m). Up and over roller door with a good sized space for storage and parking available to the front of the garage. Located nearby to the apartment and is in sight from both bedroom windows.



# Swans Reach, Falmouth, TR11

Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Mooved. REF: 1123494

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