



85 Swans Reach, Falmouth

Guide Price £675,000



Heather & Lay
The local property experts



- Detached family home
- 4/5 Bedrooms
- Sitting room opening onto balcony
- Kitchen through to conservatory
- Great gardens to side & rear
- Solar panels with battery storage
- Off-road parking & garage
- No onward chain

THE PROPERTY - Our vendor bought this fine house from Wainhomes as a new build in 2008 and have enjoyed living here for the last 17 years and are now looking to downsize as their children have flown the nest!. Set back away from the circular road that runs through the development this property is one of only four select executive homes in a quiet cul-de-sac and located in the premium corner plot. Accommodation comprises four bedrooms with a fifth bedroom as an occasional bedroom converted from the original double garage. A sitting room to the front of the property gives access to a balcony with views over the development and beyond whilst to the rear the large kitchen opens into a great-sized conservatory that overlooks the rear garden. All is well-presented and has been continually updated by the current owners. To the front is off-road parking for at least two vehicles and access to the garage. Gardens to the rear and side are good-sized, mainly level, and with great orientation to make the most of day long sunshine. The owners have invested in a large array of solar panels that have been fitted to the rear roof area and give much reduced electric costs and also feed a storage battery for “free electric”. A modern and efficient ‘Worcester’ gas boiler was fitted recently fuel radiator central heating and hot water supply. We do have a detailed walk-through, talk-through video tour that will help so do please take a look. No onward chain.



THE LOCATION

Swans Reach is located towards the bottom of this popular modern development on the outer fringes of Falmouth, approximately two miles from town and a short walk from the coast and beaches. Number 85 is in a lovely open and elevated spot with a well orientated garden. 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.

THE ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Through the front door into....

HALLWAY

Doors to two bedrooms, shower room, utility and garage. Stairs leading up to the first floor.

FIRST FLOOR

Stairs leading up to first floor.....

LANDING

Large landing with doors to all rooms, cupboard housing the modern pressurised hot water tank and airing cupboard. Loft hatch access.



SITTING ROOM

18' 11" x 11' 2" (5.77m x 3.40m)

Lovely light room with a pair of French glazed doors leading onto the balcony. Electric fire in decorative surround. Two radiators.

BALCONY

25' 1" x 7' 6" (7.65m x 2.29m)

Wooden base with iron railings. Views over the development and beyond.

KITCHEN

18' 4" x 12' 1" (5.59m x 3.68m)

Originally the kitchen/dining room but with the addition of the conservatory the entire space has become a large kitchen with a huge amount of useable work surface and many cupboards. The units have modern light grey door and drawer fronts with built-in appliances that include twin high level ovens (top with microwave facility), hob with designer extractor over, fridge, freezer, dish washer, corner carousel and one and a half bowl stainless steel sink under. Window to the side. Wood effect flooring that opens into the.....

CONSERVATORY

13' 5" x 12' 1" (4.09m x 3.68m)

Quality built with low wall and glass roof. French doors from the kitchen and patio doors out into the rear garden. Radiator (making this an all year round useable room).







BEDROOM TWO

11' 5" x 10' 5" (3.48m x 3.18m)

Double room with window to the front. Radiator.

BEDROOM THREE

15' 2" x 11' 4" (4.62m x 3.45m)

Double bedroom with large window overlooking the rear garden.

Built-in wardrobes. Door to....

EN SUITE

6' 2" x 5' 7" (1.88m x 1.70m)

White suite comprising WC, corner glazed shower cubicle with plumbed shower over, and pedestal hand basin. Obscure window. Tiled wet areas. Linoleum flooring in a tessellated design. Radiator.

BEDROOM FOUR

9' 3" x 8' 2" (2.82m x 2.49m)

Large single bedroom with window to the rear. Radiator.

FAMILY BATHROOM

9' 7" x 6' 2" (2.92m x 1.88m)

White suite comprising WC, bath with mixer tap shower attachment and pedestal hand basin. Tiled wet areas. Linoleum flooring in a tessellated design. Radiator.







GROUND FLOOR

From the landing stairs descending back down to the entrance hallway. Doors to bedroom one, multi-use room/bedroom five and shower room.

BEDROOM ONE

14' 4" x 9' 0" (4.37m x 2.74m)

Double room with window to front. Built-in wardrobes.

MULTI USE ROOM/BEDROOM FIVE

19' 3" x 9' 0" (5.87m x 2.74m)

A versatile room converted from half of the double garage set up as an occasional bedroom but of course it could be a work from home office/ gym/hobby room. To the rear of this room is the utility room with space and plumbing plumbing for a washing machine. Electric radiator. Door through to the garage.

SHOWER ROOM

6' 2" x 6' 0" (1.88m x 1.83m)

White suite comprising WC, corner glazed shower cubicle with plumbed shower over. Pedestal hand basin. Tiled wet areas. Ladder style chrome radiator.





FRONT GARDEN

Large bricked driveway with off-road parking for three vehicles. A side gate leads through to the side garden where a wooden shed is located in front of a possible vegetable patch.

REAR GARDEN

Accessed via the side gate or from the conservatory. Large patio areas, and large decked seating area. Level lawn and Cornish hedge with open small parkland behind. A wonderful area to sit, relax and enjoy day long summershine.

GARAGE

19' 7" x 9' 11" (5.97m x 3.02m) Metal up-and-over vehicular access door plus side pedestrian door. Recently replaced 'Worcester' gas boiler. Solar panel battery storage.

DRIVEWAY

3 Parking Spaces

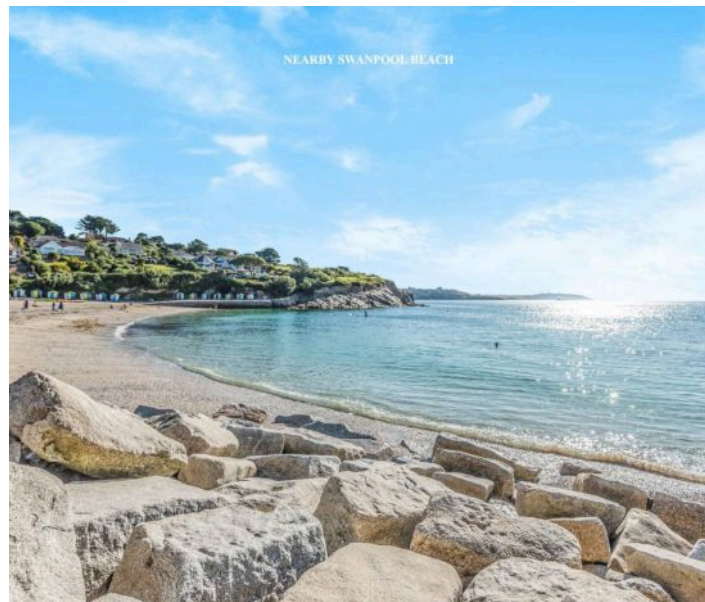
Council Tax band: E

Tenure: Freehold

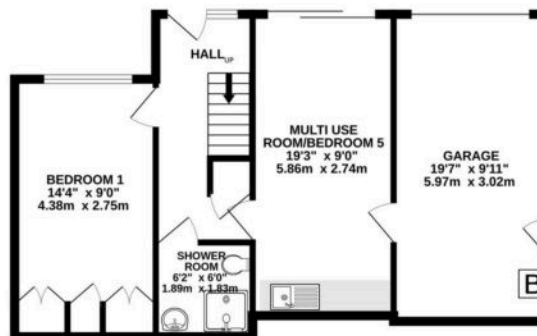
EPC Energy Efficiency Rating: B

Services: Mains electricity, gas, water & drainage.

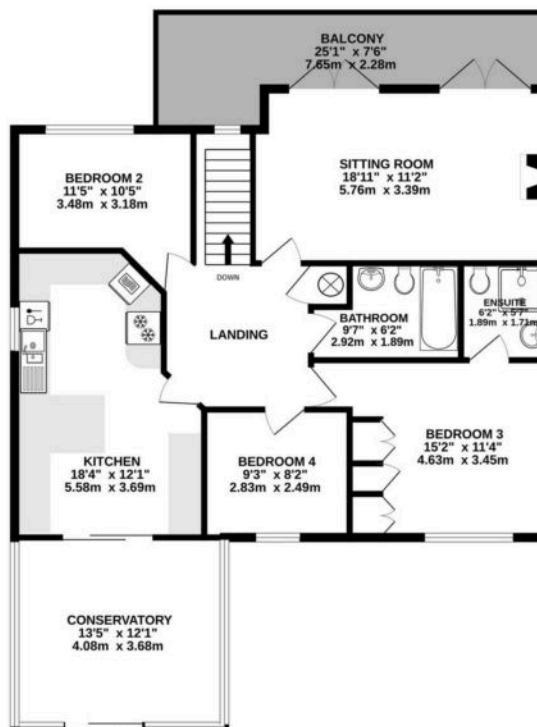
Development/Estate charges: Annual charge of £132.59 (1st Jan 2025 - 31 December 2025) with First Port.



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such by any prospective purchaser. 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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