



3 Mena Chinowyth, Falmouth

Guide Price £420,000 FREEHOLD



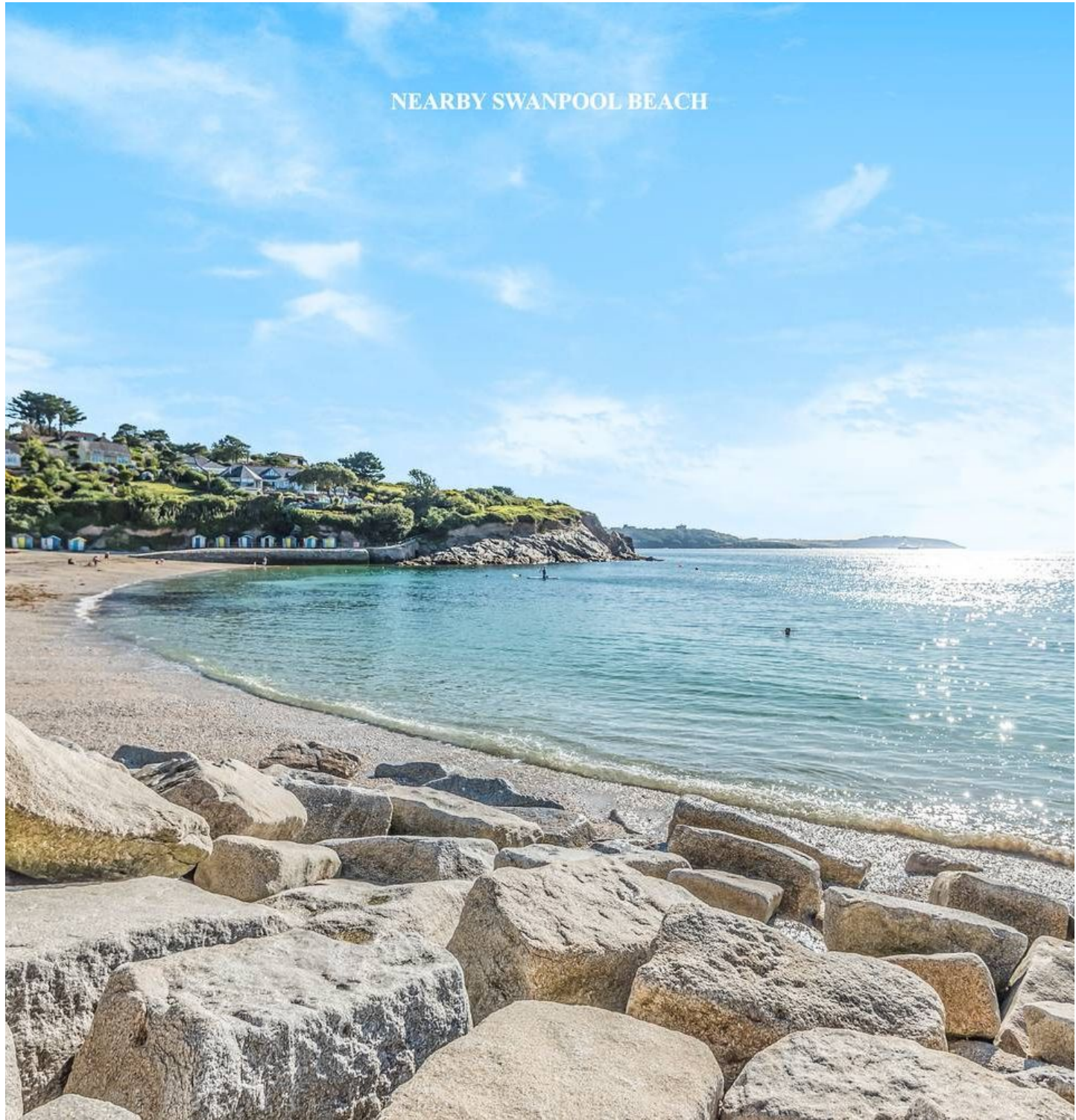
Heather & Lay
The local property experts

THE LOCATION

The property is accessed by car from Bickland Water Road, on the outskirts of Falmouth. However, the approach to Mena Chinowyth, through Goldenbank, brings you to a super position that might not be apparent or expected. Remarkably, the house lies in a location near Swanpool Lake and a few paces away is a short lane and walk leading to the Nature Reserve. From here, two charming and easily accessible walks take you in one direction along the woodland boardwalk through Prislow Woods to Boslowick and in the other, the streamside pathway to Swanpool Lake and the beach. Another brilliant feature of this location is having the excellent early 'til late Co-op a few minutes walk away and the convenience of Penmere railway station nearby. What a treat to take a relaxing after-work or school walk, and within a few minutes from the house, reach Swanpool beach, looking out to sea!

- Four bedroom semi-detached family home
- Master bedroom with en-suite
- Family bathroom and downstairs W/C
- Integral garage
- Off-road parking
- Enclosed rear garden

NEARBY SWANPOOL BEACH





THE PROPERTY

Offered to the market for the first time....our vendors bought this from new and had the builder/developer professionally open up the downstairs to make a wonderful, light and spacious living area. Upstairs, there are four double bedrooms with the master having the benefit of en-suite facilities. There is off-road parking to the front that leads to an integral garage, a good-sized garden at the rear is laid to lawn with high fencing to keep the dogs or kids in place and can be accessed via French doors in the dining area. Our vendor is relocating with his job, which means this fabulous property is offered for sale with no onward chain!

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the driveway, a path leads to the "front door," which in turn leads into the...

ENTRANCE HALL:

A nice space to remove coats and shoes, which has doors into the W/C, integral garage and the...

SITTING ROOM

With a window to the front and opening on the rear to the dining area, this room is bright and comfortable. Stairs separate it from the dining area, which in turn leads to the kitchen. A nice open-plan area that flows well and is beautifully presented. New carpet.

DINING AREA

Opening to the living room, kitchen and via French doors out to the rear garden. Once again... bright and beautifully presented. New carpet.

KITCHEN

Cream fronted eye and base units and a dark worktop with one and a half bowl stainless steel sink under a window to the rear. Built-in appliances include: fridge, freezer, electric cooker, gas hob with stainless hood extractor over and dishwasher. A wall cabinet is home to the gas-fired central heating boiler. Nicely tiled splashback. Linoleum flooring.

W/C

Low-level flush W/C, wall-mounted hand wash basin. Radiator. Obscure window to the front.





FIRST FLOOR

At the top of a 180 (degree) turning staircase is a wide landing with doors to all four bedrooms and a family bathroom, plus an airing cupboard. Loft hatch.

BEDROOM ONE

Window to the rear. Door through to the en-suite: with a white suite that comprises a large shower cubicle with electric shower over, pedestal hand wash basin and low-level flush W/C. Tiled wet area. Extractor. Radiator.

BEDROOM TWO

Window to the rear.

BEDROOM THREE

Window to the front.

BEDROOM FOUR:

Window to the front.

FAMILY BATHROOM

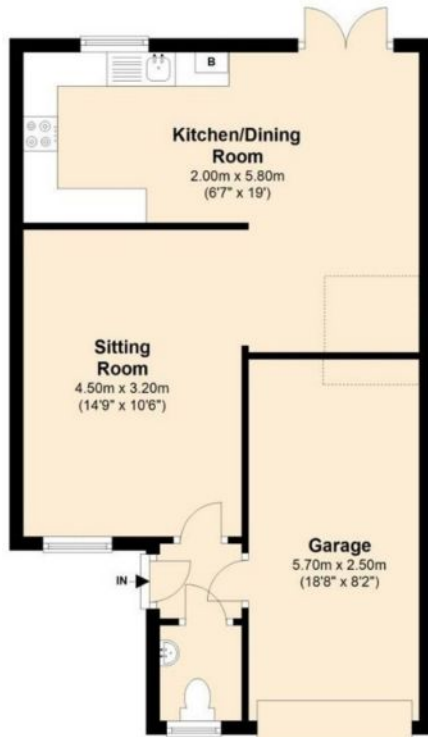
White suite that comprises: bath with plumbed shower over, pedestal hand wash basin and low-level flush W/C. Tiled wet area. Extractor. Radiator. Obscure window.





Ground Floor

Approx. 52.4 sq. metres (564.3 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



Total area: approx. 103.4 sq. metres (1112.5 sq. feet)

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.

GARDEN

There is a tidy garden to the front, giving privacy from the road and driveway parking. Side gate to the ... Rear garden, a blank canvas with high fencing and laid to lawn. Facing south-west to enjoy the afternoon and evening sunshine.

SINGLE GARAGE

Integral with a metal up-and-over vehicular access door to the driveway and utility area to the rear.

AGENTS NOTE

On most modern developments like this one, there is a small communal estate charge of approx £189.00 per annum. This contributes to the maintenance of the communal grounds; including the play area and keeping the development clean and tidy. The most recent payment, paid in advance, covers the period of September 2025 to August 2026.

EPC: C

Council Tax: D

Services: Mains water, electricity, gas and drainage.





Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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.



Heather & Lay
The local property experts