



Flat 5, Tremorvah Court, Swanpool

GUIDE PRICE £225,000 Leasehold

Set within a low-density purpose-built development, with access to Swanpool beach a few minutes' walk away, this 2-bedroom ground floor flat with fabulous sea and coastal view makes great sense as a small permanent home, for holidays and investment. A generous terrace, communal grounds, plus parking and storage, all at a competitive guide price

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The local property experts

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THE LOCATION

Located on Falmouth's southern side, situated a few minutes' walk to Swanpool beach and to the coastal footpath, leading via Maenporth beach, to the Helford River. Up the hill, there is also the Falmouth golf club with the Above the Bay restaurant, just moments away! A 5-10 Minute drive is Falmouth town and Harbourside where there is an excellent and diverse selection of restaurants, bars and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Nearby train stations (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. Falmouth is consistently ranked as one of the top five places to live in the UK.

Council Tax band: A

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & drainage.

- Spectacular views to sea & coastline
- Well-presented two bedroom apartment
- Open plan living/dining room/kitchen
- Close proximity to Swanpool Beach, Nature Reserve & Falmouth Golf Course
- Footpath to beach moments' away
- Terrace giving level access to the apartment
- Communal garden & storage area
- Permit parking

THE PROPERTY

Wonderful to look out over Falmouth Bay and be near the golf course, this two-bedroom apartment would make a great holiday home/long let or permanent residence. The main wow factor for this ground floor apartment is the stunning views over Swanpool beach, looking towards the bay and St Anthony's head. The apartment comes with permit parking to the front and a paved terrace providing outdoor space to take in the views. The property consists of a light and airy open plan kitchen/dining/living area, two bedrooms and a bathroom. This is a well-presented apartment, where viewings are highly recommended. Share of Freehold and no onward chain!



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the parking area, a pathway leads to Number 5. A UPVC double glazed door into ...

HALLWAY

PIV (Positive Input Ventilation) Unit. Open access into the kitchen, through to the lounge/dining room and panel doors into the bedrooms and bathroom.

KITCHEN 9' 0" x 7' 8" (2.74m x 2.34m)

Fitted cream base and eye-level cupboards with laminate roll top work surfaces and an inset one-and-a-half bowl sink with mixer tap. Inset halogen hob. Tiled splashback. Stainless steel double oven and grill with extraction hood. Integrated fridge. Space for a washing machine.

LOUNGE/DINING ROOM 16' 0" x 11' 8" (4.88m x 3.56m)

Superb views via UPVC double-glazed sliding door towards Swanpool beach, Falmouth Bay and St Anthony Head and lighthouse and giving level access to the brilliant terrace ideal for dining or relaxing. Electricity point for storage heater.

BEDROOM ONE 9' 0" x 8' 0" (2.74m x 2.44m)

UPVC double-glazed window to the rear.

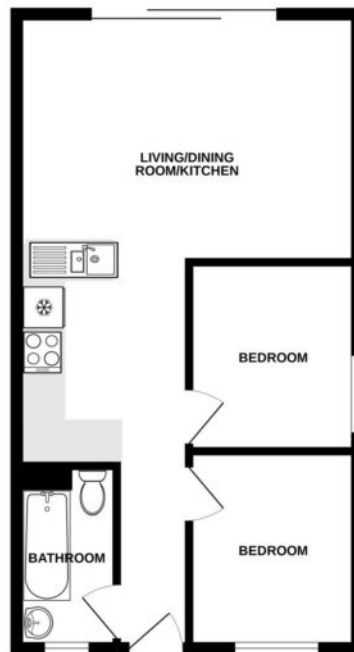
BEDROOM TWO 7' 9" x 8' 6" (2.36m x 2.59m)

UPVC double-glazed window to the side.

BATHROOM

Three-piece suite comprising WC, hand wash basin and tongue and groove panel bath with electric shower over.

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 470 sq.ft. (43.7 sq.m.) approx.
While 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 misstatement. 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 is given as to their operability or efficiency can be given.
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TENURE

999-year lease from 2000. Freehold owned by Tremorvah Court Management Co. Ltd. Maintenance charge (November 2025) £1,092 per annum. Paid each month.

AGENTS NOTE: 1) Well behaved pets are permitted. 2) Within Tremorvah Court, there is a mixture of those residing, long-term letting, and a holiday let.

STORAGE

There is a locked storage room in which all flats have a designated storage area.

COMMUNAL GARDEN

Paved terrace, accessed from the living room, onto a well-manicured semi-circular area of lawn. Superb views towards Swanpool, Falmouth Bay and St Anthony's head and lighthouse.

PERMIT PARKING

Car park for residents using parking permits

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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.