



MAP estate agents
Putting your home on the map

Nelsons Reach
Falmouth

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Falmouth

Swanpool Beach 2 miles | Falmouth Golf Club 1 mile |
Falmouth Event Square 3 miles | Truro 12 miles | Exeter A30
100 miles (Distances are approximate)

This beautifully presented semi-detached house is located at the bottom of Swans Reach with no-through traffic, looking out across green space and flanked by trees.

Four bedrooms (master en-suite) | Living room |
Kitchen/diner | Guest shower room | Bathroom | Cloakroom |
Gardens and car port for two vehicles

£465,000
Freehold



Property Introduction

The property is arranged over three floors and tastefully decorated with immaculate presentation. There is kitchen/diner on the ground floor with bio-ethanol log burner (at Sep.negotiation), downstairs cloakroom and understairs cupboard.

On the middle floor, there is a lounge leading out to an exotic garden and patio, all enclosed. There is bedroom two and a shower room. Then to the upper floor master en-suite, two further bedrooms and bathroom.

There is a carport to the rear for two cars that can be accessed from the garden.

Location

The property is set on a no-through road on this family friendly development. There are two cut-throughs to the nearby convenience stores and to Swanpool Nature Reserve and beach. From Swanpool you can take the coastal path to Gyllingvase and on towards Pendennis Point or in the other direction you can walk to Maenporth Beach. Falmouth Golf Club is also close by. Falmouth is renowned for its regattas and annual events and offers a vast array of bars, restaurants and pubs to suit all tastes.

The town also offers a good selection of individual and high street chain store retailers. The development is within easy reach of a

selection of well-regarded junior schools which include Marlborough, St Mary's and St Francis as well as Falmouth secondary schools. Various paths and walkways lead off the development.

ACCOMMODATION COMPRISES

Private pathway leading along Nelsons Reach for use by the residents with railings along one side and overlooking some green space. Garden bench by the front door for enjoying the morning sun. Double glazed door leading into:

HALLWAY

Radiator and laminate flooring. Stairs leading to first floor. Door into Kitchen/dining room. Door to:

CLOAKROOM

Obscure double glazed window. Radiator. Low level WC, wall hung sink with tiled splashback and mirror above.

KITCHEN/DINING ROOM 18' 4" x 10' 8" (5.58m x 3.25m) maximum measurements

A lovely spacious room. Porcelain floor tiles. Double glazed window overlooking green space. Range of white high gloss units with worktop over, matching upstands including one and a half bowl sink unit and drainer. Integrated fridge freezer, integrated dishwasher, integrated washer/dryer, integrated double oven incorporating a grill and gas hob over, extractor hood above. Cupboard housing the boiler. Space for dining table. Radiator. Bioethanol log burner available by separate negotiation.

FIRST FLOOR LANDING

Airing cupboard housing water tank and shelving. Door leading to:

LIVING ROOM 17' 6" x 15' 5" (5.33m x 4.70m) maximum measurements, L-shaped

A lovely light room. Laminate flooring. Double glazed window and double doors leading out to a south west facing sunny garden. Aerial sockets, radiator.

GUEST SHOWER ROOM

Obscure double glazed window. Heated towel rail, half tiled walls. Low level WC, wall hung sink with tiled splashback and large mirror above. Large walk in shower cubicle with mains shower.



BEDROOM TWO 12' 6" x 10' 7" (3.81m x 3.22m) maximum measurements

Double glazed window looking out to green space. Radiator. Please be advised that this is currently being used as an office.

SECOND FLOOR LANDING

Semi-boarded loft hatch and radiator. Doors off to:-

BEDROOM ONE 12' 9" x 9' 7" (3.88m x 2.92m)

Double glazed window. Radiator. Door to:-

EN-SUITE SHOWER ROOM

Obscure double glazed window Low level WC, wall-hung sink unit with mirrored cabinet above, walk-in shower cubicle, heated towel rail, half tiled walls and tiled flooring.

BEDROOM THREE 11' 1" x 8' 2" (3.38m x 2.49m) maximum measurements

Double glazed window with green outlook. Fitted wardrobes with sliding mirror doors and radiator.

BEDROOM FOUR 8' 9" x 7' 2" (2.66m x 2.18m) maximum measurements

Double glazed window and radiator.

FAMILY BATHROOM

Low level WC, bath with shower attachment, wall-hung sink unit with mirrored cabinet above, storage cupboard and extractor fan. Tiled flooring and half tiled walls.

OUTSIDE

To the rear of the property is a pergola with Clematis and Jasmine plants, various seating spaces and a range of established plants and trees such as New Zealand Flacks, lilies, dogwood tree, jelly palms (a.k.a. pindo palms). The rear garden is enclosed and south west facing and is accessed by a pedestrian gate which leads to the car port which features an up-and-over door and has parking for two car spaces. Steps lead to green space and pathway leads to the nature reserve.

SERVICES

Mains water, drainage, electric and gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'D'.

Please be advised the estate management charge is currently £165.00. However, the vendors have informed us that this will be increasing to £190.00.

DIRECTIONS

Proceeding into Goldenbank, follow the road. At the mini-roundabout on Bickland Water Road, heading towards Swanpool, turn left into Treveglos road. Follow the road along turning left into Penhale Road then left into King Charles Street. Follow the road down and around to the bottom and turn left into Nelsons Reach. Park as Number 21 is pedestrian access only. If using What3words; risky.slim.adults

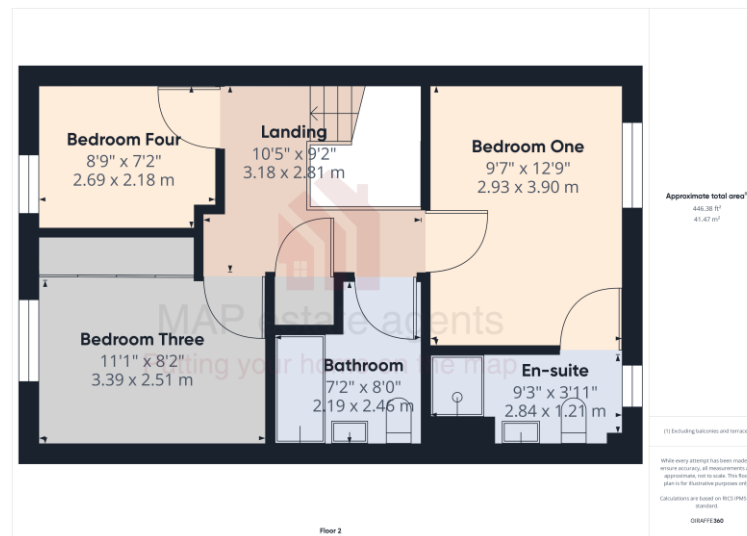
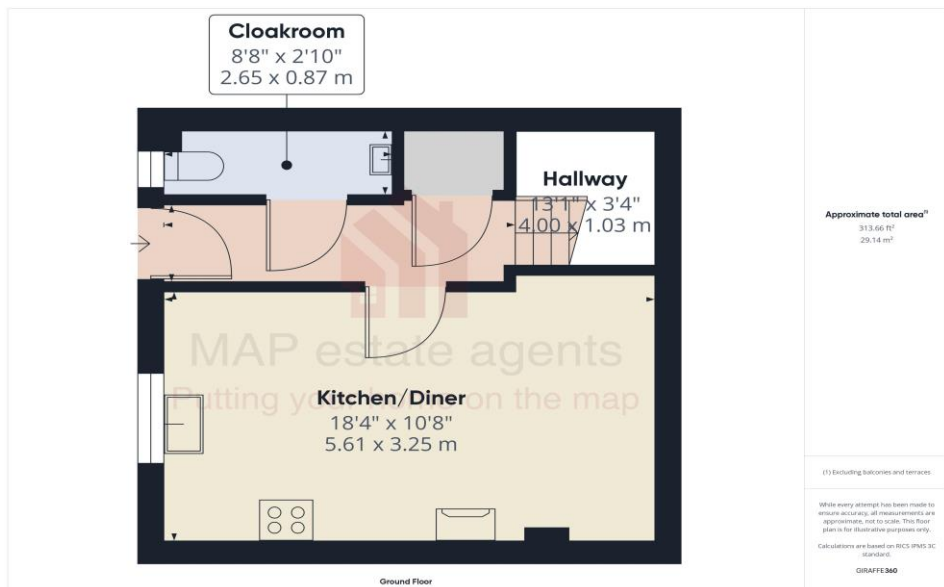


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Top reasons to view this home

- Located at the end of Swans Reach with green outlook
- Beautifully presented throughout
- Semi-detached house arranged over three floors
- Four bedrooms (master en-suite)
- Three bathroom/shower rooms and downstairs cloakroom
- Kitchen/diner with Bio Ethanol log burner looking out across green space flanked by trees
- Lounge with patio doors leading onto patio and enclosed rear south west facing garden
- Parking at rear for two cars in car port
- Last row of houses at the end of a popular residential area, trees in front - no further buildings



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01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
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