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**Goldenbank,
Falmouth**

Guide Price £195,000
Leasehold





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Property Introduction

This immaculate two bedroom park home is for the over 50s, is approximately five years old and set on a small site tucked away at the end of the development.

The seller has had a new kitchen installed, new flooring, new lighting and new carpets and has made general improvements.

The property is set on a generous plot and is light and bright and consist of an open plan lounge/kitchen/diner, two bedrooms and a remodelled shower room.

To the outside there is seating space, a large shed and a patio to all sides.

Location

Ideally located close to Swanpool beach, Falmouth Golf Club and the garden centre, buses run regularly to and from the town. A bus stop close to the entrance provides a bus service that run on a circular route to the town and back. From Falmouth there are also regular train links to the nearby town of Penryn and on to the city of Truro that connects to London Paddington. Truro is twelve miles distant and offers a wide range of national and local shopping outlets with cafes, restaurants, cinemas and a theatre.

The property is situated half a mile from Swanpool Beach with its nature reserve and a pathway has been created at the start of the development to take you safely off the road down towards the golf course and the beach. The coastal footpath continues from Swanpool round to Maenporth and on beyond with the village of Mawnan Smith and the Helford River also close by.

ACCOMMODATION COMPRISES

Composite double glazed door going into the entrance hallway.

ENTRANCE HALLWAY

Radiator.

OPEN PLANNED LOUNGE KITCHEN/DINER 17' 0" x 15' 7" (5.18m x 4.75m) overall measurements

Vaulted ceilings, three double glazed windows, all with fitted blinds which will remain.

LOUNGE

Double glazed fitted patio doors. Radiator.

KITCHEN

Dove grey wall and floor mounted cupboards with worktops over, tiled surround, integrated oven and gas hob, extractor hood above. Integrated dishwasher, fridge/freezer. Sink and drainer and double glazed window. Island with seating and cupboards.

Inner hallway to:-

SHOWER ROOM

Remodelled with a low level WC, shower cubicle housing an electric shower and vanity wash hand basin with light up mirror above, ceiling spotlights. Heated towel rail and double glazed window with fitted blind.

BEDROOM ONE 11' 3" x 8' 2" (3.43m x 2.49m)

Double glazed window, fitted blinds, radiator, built in wardrobes.

BEDROOM TWO 8' 3" x 6' 3" (2.51m x 1.90m)

Double glazed window with fitted curtains. Radiator. Fitted wardrobes. Currently used as a dressing room.

OUTSIDE

To the outside there is a large patio to three sides with a private seating space, composite steps leading up to the front door. Gate to garden, there is also a large storage shed, further area for recycling and storage and further storage space under the park home. LPG gas bottle storage.

AGENT'S NOTES

Council tax band 'A'. Pitch charge of £183 per month payable to DHL homes and estate LTD. Parking at the entrance for one car.

SERVICES

Mains water, electricity, drainage. LPG bottled gas.

DIRECTIONS

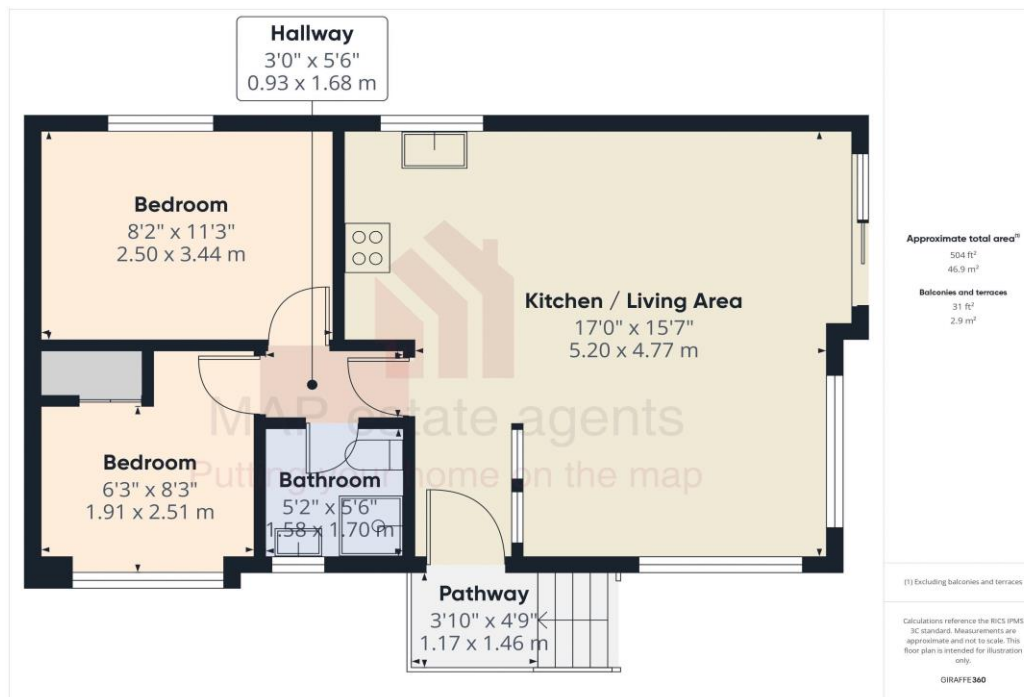
Proceed along Bickland Water Road towards Mawnan Smith, crossing the roundabout and turning left into Swanpool Road. Follow for approximately 250 yards and the entrance is opposite Falmouth Garden Centre and follow signs for the property. If using What3words: march.angle.onion





MAP's top reasons to view this home

- Immaculate park home
- Located on small site near Swanpool
- Approximately five years old
- Two bedrooms
- Open plan lounge/ kitchen/diner
- Newly fitted kitchen less than 6 months old, with integrated white goods
- New flooring throughout and blinds
- Shower room
- Lovely seating area and wrap around patio with shed
- Parking for one car



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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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