



TOM WILLS



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## Casa Del Marinas, 10 St Smithwick Way

Port Pendennis, Falmouth, TR11 3XU

**£775,000**



3



2



2



C

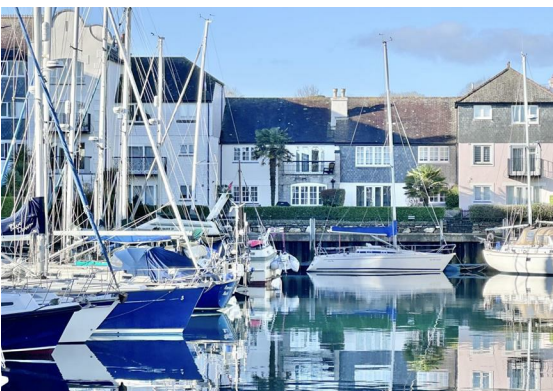


## Casa Del Marinas 10 St Smithwick Way

Port Pendennis, Falmouth, TR11 3XU

A superb water-facing home of a sought-after two-storey design, located in an enviable position within Port Pendennis Village, enjoying stunning views over marina basin, visible from the living areas, patio, balcony and principal bedroom. Driveway parking leads to an integral garage. This particular property within this secure gated development benefits from much privacy and has a wonderful feel overall.

- Two-storey home
- 3 bedrooms
- En-suite principal bedroom
- Light and spacious
- Marina facing patio and balcony
- Garage and parking
- Superb development facilities including tennis courts
- Secluded front patio
- Secure gated development
- Quality home







#### THE PROPERTY

Port Pendennis, a luxurious waterfront village developed in the late 1980s and 1990s, boasts an enviable location next to Falmouth's Maritime Museum, Events Square, and within a short level walk of the town centre. The diverse housing options, including apartments, cottages, and executive houses, showcase meticulous attention to detail and varied external finishes and architectural design. St Smithwick Way, one of the latter phases of the development, offers prime waterfront living and glorious views of the inner marina. This particular house stands out as a peaceful and secure three-bedroom home, featuring a master suite with balcony offering a magnificent view of the marina. Enjoying gas-fired radiator heating, hardwood double-glazed windows, and a spacious garage with parking, this residence epitomises waterside living in Falmouth.

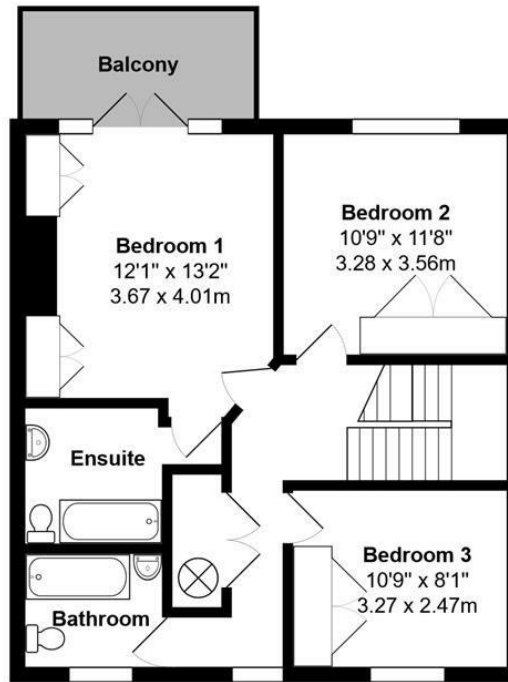
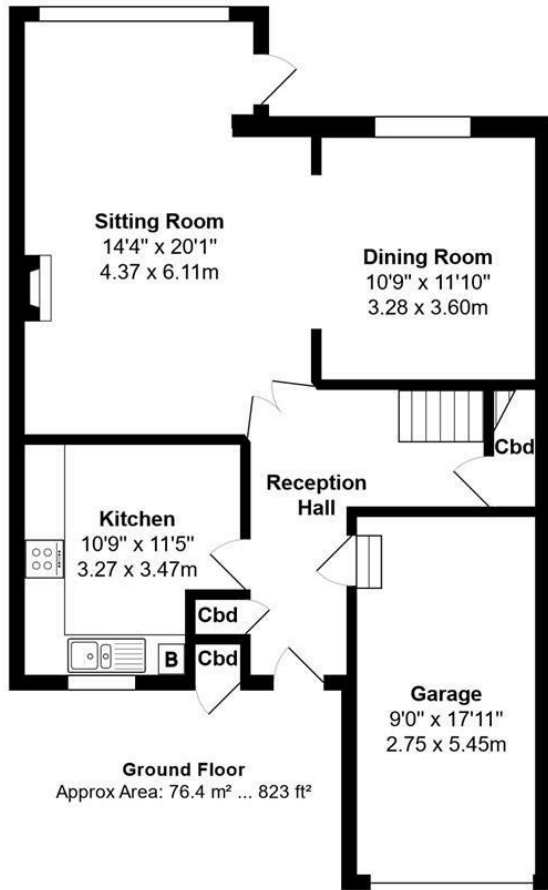
#### THE LOCATION

Port Pendennis Village is a unique and exclusive development of properties surrounding a private marina, all within yards of the National Maritime Museum and an easy level walk to the town centre, sea front and local beaches. Distinctive architecture, attention to detail and diversity of external finish and rooflines provide visual interest, and a meticulous maintenance schedule has kept the development looking pristine. The development also boasts ample parking for residents and their visitors, private roads, pavements and marina walkways, along with thoughtfully landscaped gardens, a tennis court, a boat storage area and telephone entry system at the main gate. A pedestrian gate through Campbelltown Way provides direct access to Events Square and the Maritime Museum offering a variety of restaurants, shops and a Tesco Express convenience store.

#### ADDITIONAL INFORMATION

Tenure - Leasehold. 1,000 year lease from 1998 with a share of the freehold and an annual service charge of £4,104 which covers block insurance, all external maintenance costs including re-decorations. We understand there are no restrictions on long-term letting. Holiday letting along with keeping pets, is by permission from the managing agent, Vickery Holman. Possession - Vacant possession upon completion to coincide with our client's onward purchase (tbc). Services - Mains gas central heating, electricity, water and drainage. Fibre Broadband. Council Tax - Band F. EPC rating - 71 (C)

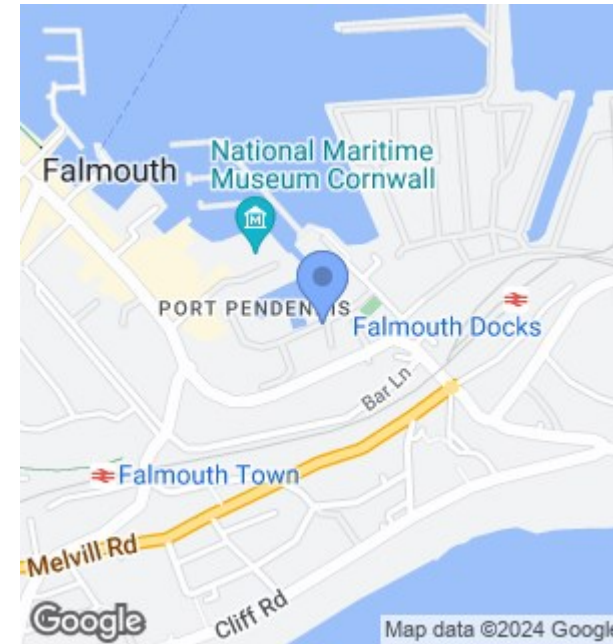




**First Floor**  
Approx Area: 67.4 m<sup>2</sup> ... 725 ft<sup>2</sup>

10, St Smithwick Way, Port Pendennis, Falmouth, TR11 3XU  
Total Approx Area: 143.8 m<sup>2</sup> ... 1548 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.