



TOM WILLS



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PERSONAL PROPERTY AGENTS

Sunny Corner, Mount Pleasant

Goldenbank, Falmouth, TR11 5BW

£525,000



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Sunny Corner Mount Pleasant

Goldenbank Falmouth, TR11 5BW

A superb, brand-new individual detached house occupying a quiet, tucked-away position in a non-estate setting, all within a 15-minute walk of Swanpool Beach. This attractive, well-designed home has been finished and appointed with quality materials and features three bedrooms and two bath/shower rooms over two floors. There are sunny garden areas at the front and side, along with private driveway parking for two vehicles.

KEY FEATURES

- 2024 New Build House
- Non-estate setting
- Quiet and tucked away position
- 10-15 minute walk to the beach (avoiding roads)
- Bespoke and individual
- Option to choose carpeting subject to negotiation
- South-facing garden
- 3 bedrooms including an en-suite shower room
- Family bathroom
- 2 reception rooms plus kitchen/breakfast room
- Photovoltaic Panels generating electricity
- Predicted EPC Rating B (83)





INTERNAL SPECIFICATION

- Air source central heating
- Zoned underfloor heating at ground floor
- Karndean flooring in living areas
- Ceramic tiled floor in kitchen and hallway
- Remarkably bright and airy
- Aluminium bi-folding doors accessing the garden from the living room
- Oak internal doors
- Fitted kitchen with fully integrated appliances
- Bosch dishwasher, hob and oven

EXTERNAL SPECIFICATION

- Cornish blue slate and rendered front elevation
- Slate laid patio facing Southeast
- Anthracite uPVC windows (white finish internally)
- Brick-laid driveway for 2 vehicles
- Lawned garden facing south
- Side courtyard area catching evening sun
- Exterior lighting

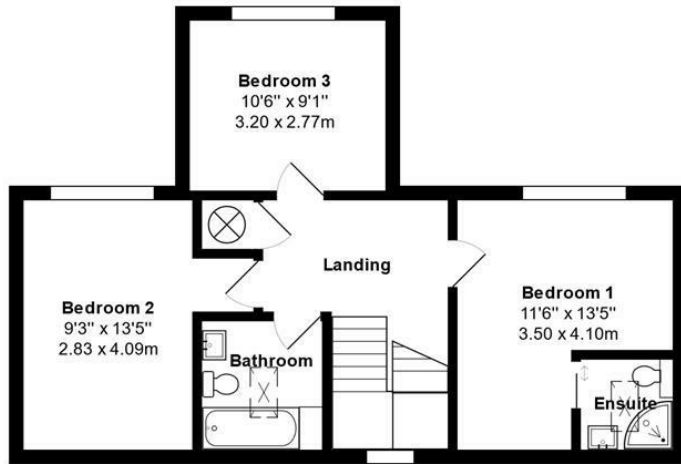
THE LOCATION

The Gables is situated in a traffic-free location, accessible via a quiet lane in the Goldenbank area of Falmouth. Mount Pleasant houses, with The Gables located behind them on a quiet, sheltered, sunny plot. Pedestrian access to Swanpool Beach can be achieved through various routes by walking past Penhale Road and Swans Reach, which leads to the edge of Swanpool Lake. Exiting Falmouth from Goldenbank is straightforward, with easy access via Bickland Water Road to the Penryn bypass.

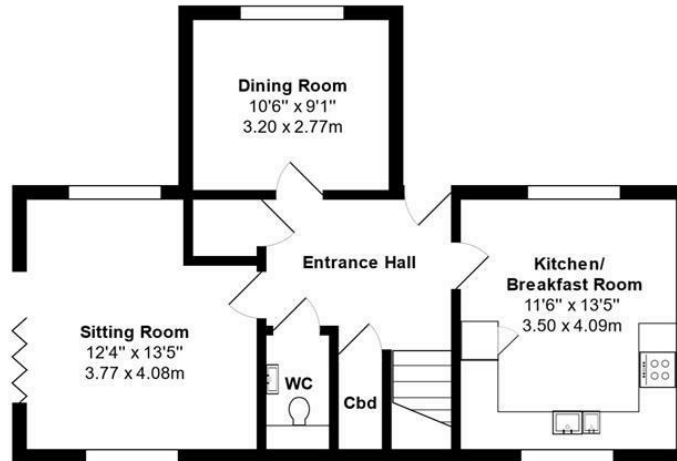
ADDITIONAL INFORMATION

Tenure - Freehold. Vacant possession with no onward chain. Services - Mains electricity, water and drainage. Council Tax - likely to be Band D or E (tbc) . EPC rating - Predicted EPC Rating 83 (B)





First Floor
Approx Area: 52.2 m² ... 562 ft²



Ground Floor
Approx Area: 52.2 m² ... 562 ft²

The Gables, 7a, Mount Pleasant, Golden Bank, Falmouth, TR11 5BW
Total Approx Area: 104.4 m² ... 1123 ft²

All measurements are approximate and for display purposes only



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

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	