



TOM WILLS
PERSONAL PROPERTY AGENTS

Tremay, 9 Chapeltown Close
Mawnan Smith Falmouth, TR11 5UU
Guide price £449,950



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Tremay 9 Chapeltown Close

Mawnan Smith, Falmouth, TR11 5UU

Located on the fringe of this highly desirable village, close to the Helford River and within easy reach of a footpath leading to the beautiful Maenporth Beach, this 3-bedroom detached bungalow has undergone a comprehensive scheme of upgrades, modifications, and extensions in recent years. The property features a modest yet sunny garden on the south side, a driveway with parking at the front, and a newly constructed detached studio.

Our clients have thoughtfully refurbished and extended the accommodation with great attention to detail and style. Recent upgrades include:

- A refitted kitchen with the addition of an electric AGA.
- An extension to the west side to create a dining area.
- An extension to the east side, providing an additional bedroom, office space, and a shower room/en-suite.
- Full redecoration throughout.
- Replacement of much of the flooring
- Upgraded electrics with replacement consumer unit
- The construction of a superb detached garden studio, measuring 2.39m x 1.94m (7'10" x 6'4"), featuring double glazing, power, and lighting.
- Construction of a large shed, bike store and lean-to greenhouse
- Installation of an exterior oil combination boiler
- Landscaping of the gardens





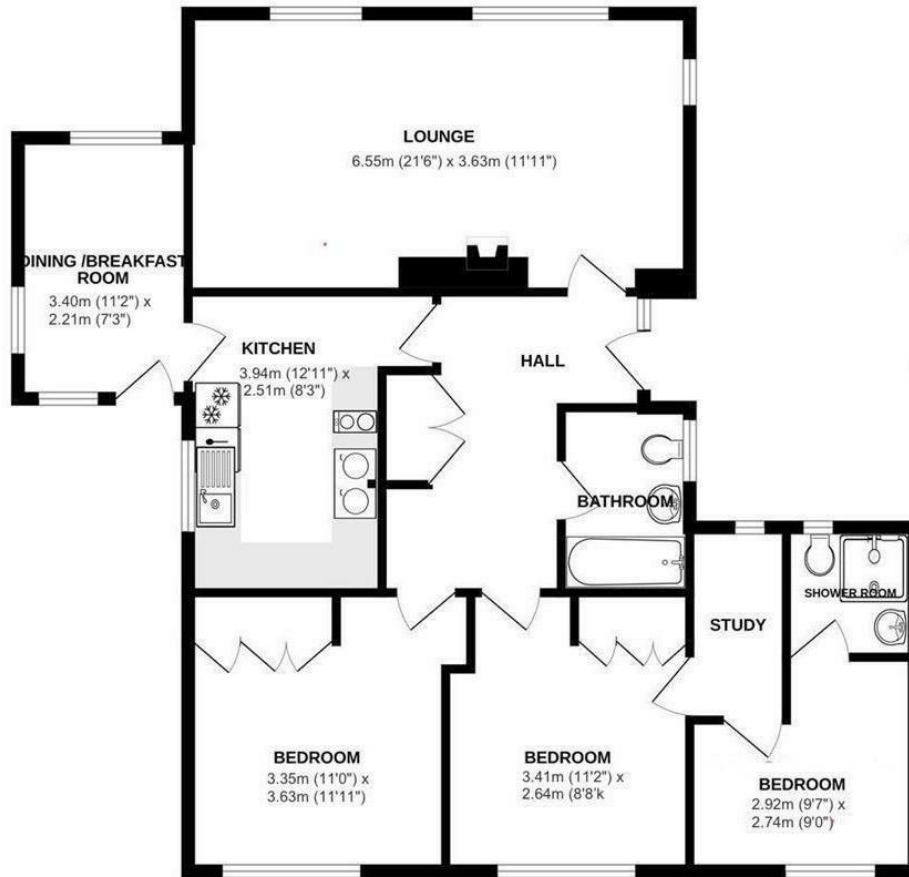
THE LOCATION

Positioned in a desirable cul-de-sac of just ten properties, this detached home is located on the edge of this sought-after village which is within a designated AONB - area of outstanding natural beauty, with the village centre offering a range of local amenities. These include a village shop, Café, Electrical store, charity shop and the well-known thatched Red Lion pub. The village also boasts a respected play school and primary school, with secondary education available in Penryn, and Falmouth. Just on the doorstep, you'll find picturesque countryside and coastal walks, with the Helford River, only a short distance away. The sandy cove at Maenporth is also within easy reach. For sailors and fishermen, the renowned sailing waters of Falmouth Bay and the Helford River await, and there's even a seasonal ferry service to Helford Village.

ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Oil fired central heating. Council Tax - Band D. EPC rating - 64 (D). Possession - Vacant possession upon completion.





TOTAL FLOOR AREA: 94 sq.m (1011 sq.ft) approx

Whilst 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 mis-statement. 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 as to their operability or efficiency can be given.
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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

