



James Carter
& CO ESTATE AGENTS

**9 Twinbrook Park, Goldenbank,
Falmouth, Cornwall TR11 5BH**



PROPERTY DESCRIPTION

Offered for sale with no onward chain, therefore available immediately is this very spacious two double bedroom residential park home. This particular home sits towards the top of the development and enjoys views out over the surrounding area from the full width dual aspect living room. This spacious dual aspect living room is positioned to the front of the home and runs across the full width of the property, this room being floored with natural light. The property also provides a spacious dining room and a generous kitchen breakfast room, the kitchen breakfast room also provides access to a side porch /utility area. At the rear of the property there are two very spacious double bedrooms, both of these bedrooms being of a generous proportions and both providing fitted wardrobes.

The property further benefits from double glazing and gas central heating, the gas boiler having been replaced in recent years with a modern Worcester combination boiler. Externally the property has the advantage of driveway parking and gardens.

Twinbrook park provides a lovely location and provides a special community feel that is extremely friendly and welcoming. The location of Twinbrook Park allows for easy access to Swanpool Beach and Falmouth golf course, these now being accessed mainly by newly constructed footpaths from the lane that leads to Twinbrook Park. Falmouth golf course also benefits from a newly constructed clubhouse and the 'Above The Bay ' restaurant and bar, this being within a few minutes walk of the property. The property also provides easy access to the South West coast path which heads towards Falmouth in one direction and Maenporth in the other. There is also a nearby bus stop, garden centre and cafe. Falmouth town with its wide range and varied shopping facilities are also within approximately a mile and a half by road, therefore making this an extremely convenient location.

A viewing of this property is very highly advised,

FEATURES

- NO CHAIN SALE
- Spacious Park Home
- Sought After Twinbrook Development
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Shower Room
- Double Glazing
- Gas Central Heating





ROOM DESCRIPTIONS

Entrance Porch

Double glazed door to the front, double glazed windows set to the side, part glazed door that opens through to the dining room.

Dining Room

2.92m x 2.59m (9' 7" x 8' 6") A generous dining space that links nicely between the kitchen and the living room. Part glazed door from the entrance porch, double glazed window to the side that overlooks the garden area, radiator, doors that open to the living room, inner hallway and kitchen breakfast room.

Living Room

5.82m x 3.28m (19' 1" x 10' 9") A very spacious dual aspect living space that runs across the full width of the property, this room enjoying views out over the surrounding area. Door from the dining room, two double glazed windows to the front, additional double glazed window to the side, focal point fireplace with inset electric fire with recess to side, wall light points, radiator, tv point.

Kitchen Breakfast Room

3.83m x 2.79m (12' 7" x 9' 2") The kitchen is fitted with a range of units with square edged working surfaces over, inset stainless steel sink and drainer unit with taps over, space for cooker, space for washing machine, space for fridge freezer, oak effect flooring throughout, extractor fan, double glazed window set to the side, built in cupboard that houses the Worcester gas boiler, double glazed window set to the side with double glazed door to the side that opens to the side porch/utility.

Side Porch/Utility Area

Double glazed to the side and rear, oak effect flooring, hot and cold water supply along with drainage for a washing machine if required.

Inner Hallway

Part glazed door from the dining room, doors that lead off to the bedrooms and shower room.

Bedroom One

3.25m x 2.82m (10' 8" x 9' 3") A generous double bedroom that is situated to the rear of the property. Double glazed window to the rear, open fronted wardrobes set to one wall with additional chest of drawers set to the side, radiator.

Bedroom Two

2.95m x 2.87m (9' 8" x 9' 5") A second generous double bedroom that is set to the rear of the property, this room being an ideal guest bedroom. Double glazed window to the rear, fitted wardrobes set to one wall with additional chest of drawers set to the side, radiator.

Shower Room

A modern fitted shower room that has been finished with low maintenance wall coverings. The shower room comprises a fitted shower enclosure with inner tiled walling with shower above, vanity wash hand basin with cupboard below, wall mounted cabinet over with glass shelf below, low level w.c, oak effect flooring, chrome heated towel rail, double glazed window to the side.

Parking

The property benefits from driveway parking for one vehicle, this area having a patio area beyond that could also be used for additional parking if required. The property is also very conveniently located close to a block paved visitors parking area, this area providing space for two additional visitors cars. The Twinbrook Park development also provides a generous main visitors car park opposite the entrance to the park.

Garden

The property benefits from side and rear garden areas. The main garden being set to one side, this main garden featuring a paved patio that leads out onto an area of level lawn, this lawned area then being bounded by stone walling with hedging above. Access can also be gained to the rear of the property where there is a further paved patio that once more is bounded by stone walling with hedging over.

Additional Information

Council Tax- Band A - Cornwall Council.

Services - Mains Water, Electricity And Drainage- Gas is LPG (Flogas)

Monthly Service Charge Of £123.99 Per Month,

Agents Note

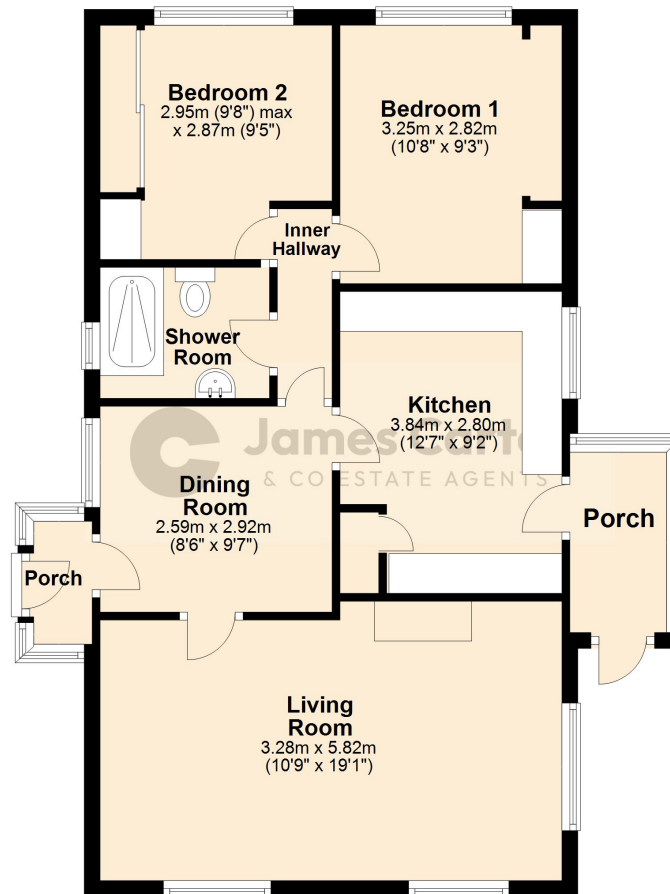
Owners are required to be over 50 years of age. We also understand that one cat and/or one dog are allowed at Twinbrook.

The Park Home is owned, the plot and its garden on which the home is situated upon is subject to a pitch fee. We have been informed that this cost is just £123.99 a month for 2025, this fee is subject to an annual review. Twinbrook Park also has an active and very friendly owners association - Twinbrook Park Residents Association.

FLOORPLAN

Ground Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

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