



14/57 Maen Valley Park, Maen Valley, Goldenbank, Falmouth, TR11 5BJ

Guide Price £165,000

Ready for immediate occupation! A beautifully modernised 2 bedroom park home situated within the sylvan setting of Maen Valley, close to Maenporth and Swanpool beaches alike. Offering 'move in ready' accommodation, this park home is offered for sale with driveway parking, raised outdoor terracing, gas fired central heating and stylishly appointed kitchen and shower room. No onward chain.

Key Features

- Park Home
- 2 bedrooms
- Superbly appointed, fitted kitchen
- Raised patio and terracing
- Beautifully modernised internally
- Modern shower room
- Driveway parking
- Close to the port of Falmouth



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the tarmacadam driveway, shallow paved steps rise to glazed French doors opening into the:-

KITCHEN/DINER

A quality and beautifully appointed kitchen with an array of cupboards and drawer units set both above and below a roll top worksurface, together with inset sink with drainer and mixer tap. Appliances to include Lamona electric oven, matching four ring hob with glass splashback and concealed extractor, built-in fridge/freezer, space for undercounter white goods or washing machine etc (plumbing required). Corner cupboard housing Ariston combi boiler providing domestic hot water and heating. Space for dining table. Plentiful natural light via glazed French doors providing an outlook onto the side terrace. Radiator, inset downlights, ceiling light. Tile-effect flooring. Opening leading into the:-

HALLWAY

Oak doors to bedrooms one and two, and main shower room. Ceiling light. Opening leading into the:-

LIVING ROOM

A well proportioned, double aspect and exceptionally bright room with feature tall glazing and casement windows providing a pleasing outlook over Pendra Loweth and the treelined backdrop of Maen Valley. Further glazing to front elevation, together with contemporary part-obscure glazed front door. Central focal point fire. TV aerial point, ceiling light, radiator.

MAIN SHOWER ROOM

Superbly appointed with pedestal wash hand basin with mixer tap, low flush WC, and corner shower cubicle with glazed sliding door, mains powered shower with oversized showerhead and ancillary handheld attachment. Ceiling light, extractor fan, heated towel rail. Tile-effect flooring. Obscure glazed window.

BEDROOM ONE

A double bedroom with bedside tables in situ. Radiator, uPVC casement windows. Ceiling light.

BEDROOM TWO

A single double aspect room providing much natural light via two casement windows to the side and front elevations. Radiator, ceiling light.

THE EXTERIOR

ENCLOSED SIDE & REAR TERRACE

A raised terrace sweeps around the rear and side of the property, currently hard landscaped and partially laid to both granite and plumb slate chippings, enclosed via high timber fencing and low walling. Leading onto the:-

DRIVEWAY/PARKING

A tarmacadam driveway, providing space enough for one vehicle, with garden pathway to the side, leading to the:-

FRONTAGE

Shallow paved steps lead to a contemporary part-glazed front entrance door with courtesy exterior lighting. Further hard landscaped areas with granite chippings lead onto a raised front patio enclosed via low walling. Gas meter.

GENERAL INFORMATION

SERVICES

Mains electricity, water, and drainage are connected to the property. Gas fired central heating via LPG gas bottles.

COUNCIL TAX

Band A - Cornwall Council.

TENURE

Pitch Fee - £218.18 per month (approx). Water and electricity are billed through the site owner. LPG gas can be purchased independently. We understand that no sub-letting is allowed, however pets are permitted.

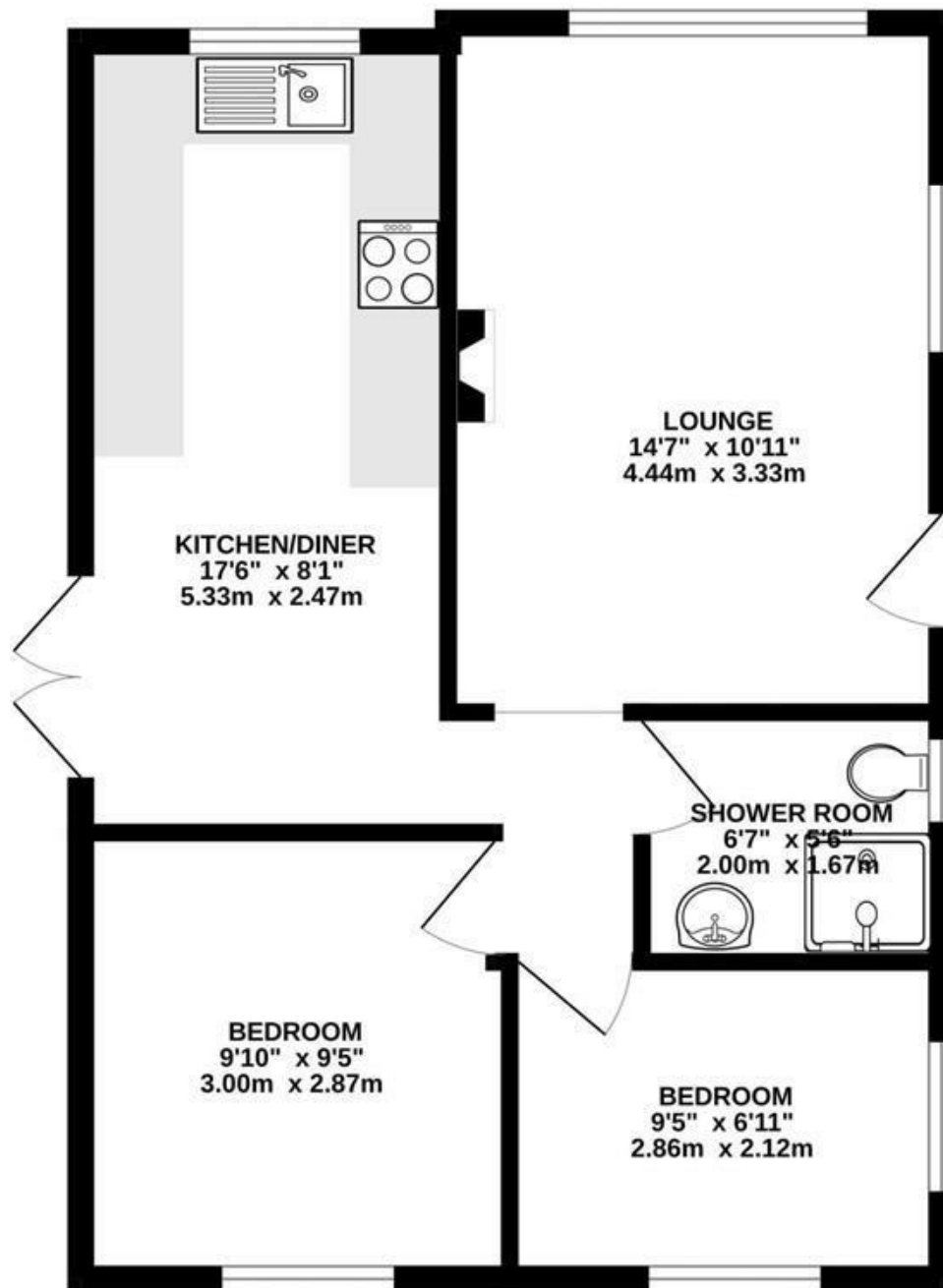
POSSESSION

Strictly by appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 sq.m.) 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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