



12 Tremorvah Park, Swanpool, Falmouth, TR11 5BE

Guide Price £325,000

Arguably the finest park home within Tremorvah Park, situated in the most elevated plot on offer, providing exceptional views towards Swanpool Bay and St Anthony's Lighthouse; a 2/3 bedroom park home with principal en-suite bathroom, open kitchen/diner, broad raised sun deck with a delightful open aspect, and the addition of a double garage to the rear with sizeable garden, ready for those prospective purchasers to place their 'own stamp' on upon ownership. A fine example of a superbly positioned property within walkable distance of Swanpool Nature Reserve and beach. No onward chain.

Key Features

- Exceptionally positioned park home
- Generously proportioned internally
- Far-reaching bay views across Swanpool Beach
- Double garage with work bench and electric roller door
- 2/3 bedrooms, 2 bath/shower rooms
- Sun deck with an elevated open aspect
- Large side garden, suitable for landscaping to one's taste
- For residents over 50's only



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Half height gate posts with slate paved walkway leading to a recessed and arched entranceway, with decked step rising to a part-obscure glazed front entrance door with matching side panel and exterior courtesy lights. Door opening into the:-

RECEPTION/HALLWAY

Inset door matts, oak flooring, doors to kitchen/diner, all bedrooms, and main shower room. Panel door to cupboard space. Inset downlights, loft hatch, radiator. Wall-mounted heating thermostat.

PRINCIPAL BEDROOM

A double room with uPVC window providing an elevated outlook over the enclosed rear garden, with a backdrop of the Monterey pines behind. Oak-effect built-in furniture including drawers, wardrobes and bedside tables. Inset downlights within overhead cupboards. Inset downlights, radiator. Door leading to the:-

EN-SUITE BATH/SHOWER ROOM

A white three piece suite comprising low flush WC, vanity unit with inset hand basin, mixer tap and tiled splashback, shower/bath with separate taps, tiled walls, and mains powered shower. Heated towel rail, tile-effect flooring. Inset downlights, extractor fan. Obscure glazed window to rear elevation.

BEDROOM TWO

Another nicely proportioned double bedroom, once again, with built-in oak-effect wardrobes and drawers. uPVC bay window to front elevation, with shutter blinds. Inset downlights, radiator.

MAIN SHOWER ROOM

Low flush WC, vanity unit with inset sink, mixer tap and tiled splashback, double width shower cubicle with glazed and folding door, Mira Vie electric shower with tiling to cubicle. Obscure glazed window to front elevation, extractor fan, inset downlights, heated towel rail. Mosaic-effect flooring.

STUDY

A useful room, for storage or office/study requirements, with casement uPVC window to front elevation. Radiator, inset downlight.

KITCHEN/DINER

Spanning the width of the property, double aspect providing much natural light and an open, airy outlook through the respective window. High ceilings, inset downlights.

DINING AREA

A particularly bright space with small pane casement doors to the living area, uPVC window to the side elevation, and sloped ceiling. Inset downlights, oak flooring throughout. Telephone point, broad opening into the:-

KITCHEN AREA

A fully fitted kitchen with gloss units to three sides, both above and below a roll top work surface with contemporary tiled splashback at mid-point, sink with drainer and mixer tap, together with Rangemaster electric double oven, five ring gas

hob and stainless steel extractor. Space for undercounter fridge/freezer. Opening to the:-

UTILITY

Small countertop with space and plumbing and adjacent space and plumbing for dishwasher. Baxi gas combination boiler housed within cupboard, providing domestic hot water and heating. Part-obscure glazed rear entrance door to the rear porch. Continuation of oak flooring, panel door to storage cupboard with high level shelf. Radiator, inset downlights.

LIVING ROOM

Accessed via the dining area, an exceptionally bright, triple aspect and spacious living area, providing wonderful views over the initial decking, to the rooftops of Tremorvah Park both below and in the distance, Swanpool Beach, open bay, and St Anthony's lighthouse, together with Trefusis Headland. Two sets of bay windows to side elevations with shutter blinds, deep sill, and radiators. Central wood burning stove set on a slate hearth with exposed flue. Two sets of clear glazed French doors with louvre shutters, both providing access onto a broad decking spanning the width of the living area and enhancing the useable space, particularly within the spring and summer months. Raised ceiling with inset downlights. Oak flooring, TV aerial point.

SUN DECK

Without question, a superb addition and making the most of the incredible view from one of the most prominent park homes within Tremorvah Park. Capturing the open bay in the distance, within Trefusis Headland. Contemporary exterior lights, timber balustrading to three sides, and plentiful space for garden furniture. The ideal area in which to relax, entertain, and enjoy the spectacular view on offer.

REAR PORCH

Glazing to three sides, built-in shelving below countertop height, providing useful storage. Space and plumbing for washing machine. Inset downlights, timber-effect flooring. Part-glazed rear entrance door leading onto the paved terrace.

THE EXTERIOR

REAR PAVED TERRACE

Surrounded by low walling and paved with shallow steps rising to the sun deck set off the living room, an opening leads around the park home and provides access to the sizeable garden below, together with pathway around the property, for convenience. External water tap. Views towards the open bay and Swanpool Beach. Gravelled pathway with timber steps descending to the:-

BROAD REAR GARDEN

A superb area providing an opportunity for those discerning purchasers to landscape to their own will. With established borders and mainly laid to lawn, yet requiring maintenance, if to be used all year round. A hardstanding exists to one side, offering the opportunity to construct a summerhouse or shed, if required. High timber fencing to two sides, small shed. A gravelled pathway continues around the property. Calor gas bottles, electric meter. Steps rising to the:-

DOUBLE GARAGE

A fantastic addition providing plentiful dry storage or parking enough for two vehicles. Constructed of concrete block, with electric remote controlled up-and-over door, flat roof and windows to both rear and side, with timber rear access door. Work bench with plentiful shelving, strip lighting, and an array of power points.

GENERAL INFORMATION

SERVICES

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

COUNCIL TAX

Band A - Cornwall Council.

PITCH FEE

Pitch fee: £175 per month.

VIEWING

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



Floor Plan

