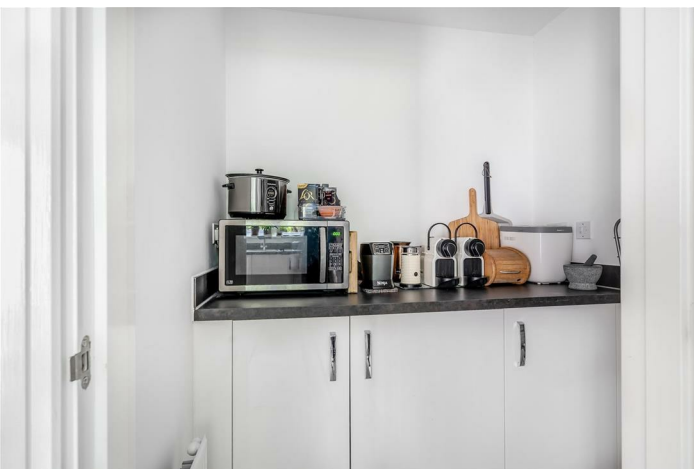


18 Poolfield Way
Falmouth, TR11 4FY







18 Poolfield Way Falmouth, TR11 4FY

Nestled in the charming town of Falmouth, this immaculate semi-detached family home is a true gem waiting to be discovered. Built in 2020 on a very attractive exclusive and modern estate, this property boasts four bedrooms, including an en-suite master bedroom for added luxury and comfort. The property is located on a no through road and benefits from the remainder of a 10 year NHBC. As you step inside, you're greeted by spacious accommodation over two floors. The kitchen is a wonderful space, featuring a modern and well appointed kitchen suite with plenty of space for dining and entertaining. The well-manicured gardens offer a serene escape from the hustle and bustle of everyday life, with raised deck areas and mature trees to the border. Convenience is key with a garage and off-road parking, ensuring you never have to worry about finding a spot for your vehicle. The property is not only aesthetically pleasing but also incredibly energy efficient, thanks to the solar panels that adorn the roof, helping you save on energy bills while reducing your carbon footprint. Situated on the edge of rural Budock Parish, the property is close to some wonderful walking routes all available from the front door. A viewing is highly recommended of this wonderful family home.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £465,000

Location

Nestled on the south coast of Cornwall, Falmouth is a captivating town steeped in maritime history. Its thriving harbour, with its deepwater moorings serves as a gateway to the scenic Fal River, which winds through Cornwall's beautiful landscape. Falmouth buzzes with creativity, boasting numerous art galleries displaying contemporary works and venues showcasing independent films and live bands. Whether you're drawn to its stunning beaches, panoramic views, or vibrant cultural scene, Falmouth offers a delightful blend of tradition and modernity. Gyllyngvase Beach, with its golden sand and clear water, holds the coveted Blue Flag award. Nearby, Queen Mary Gardens provide a picturesque coastal path. Swanpool Beach, named after the adjacent lake, offers a more pebbly but equally popular beach experience.

Accommodation

- Entrance hall
- Living room
- WC
- Kitchen dining room
- Utility room
- Bedroom 1
- En-suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom

Outside

The property boasts a beautifully presented and well manicured garden, with patio area and a lawn complimented with Cornish stone walling and fence boundary. To the rear of the garden is a raised patio area which is a really wonderful sun trap. To the rear boundary is further Cornish stone walling which is a really attractive asset of the property.

Garage

Equipped with an electric door, the garage is a really good size fully fitted with power and light. The garage also houses the main inverter and battery for the solar panels (See agents note for more details). Loft storage area.

Parking

The property benefits from off road parking for 2-3 vehicles, as well as an electric vehicle charging point.

Services

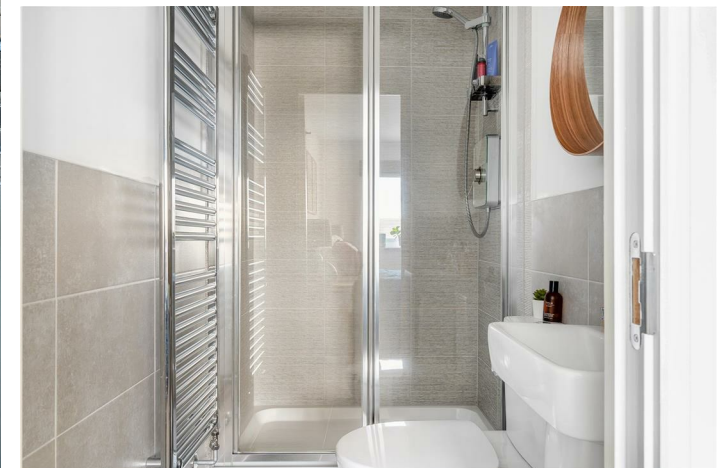
Mains water, electricity, drainage and gas. Air source pump for air conditioning.

Freehold tenure.

There is an agreement for all properties to pay a share of maintenance of public spaces. The latest yearly bill for this was £176 for the entire year.

Solar Panels

The property features 15 owned solar panels, capable of generating up to 6.5 kW of electricity per hour. Each panel is equipped with a micro-inverter to ensure optimal performance, even in cloudy or shaded conditions. The main inverter, located in the garage, is a cloud-connected device that allows for remote monitoring and control. Additionally, there is a 10.5 kW battery pack that can be charged either by the solar panels or during off-peak electricity hours overnight. This battery can power the entire house, providing significant energy savings. In the event of a power outage, an emergency backup circuit can manually supply power to essential areas, including the kitchen, heating system, and rear rooms.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100	100
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - D

Anti-Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

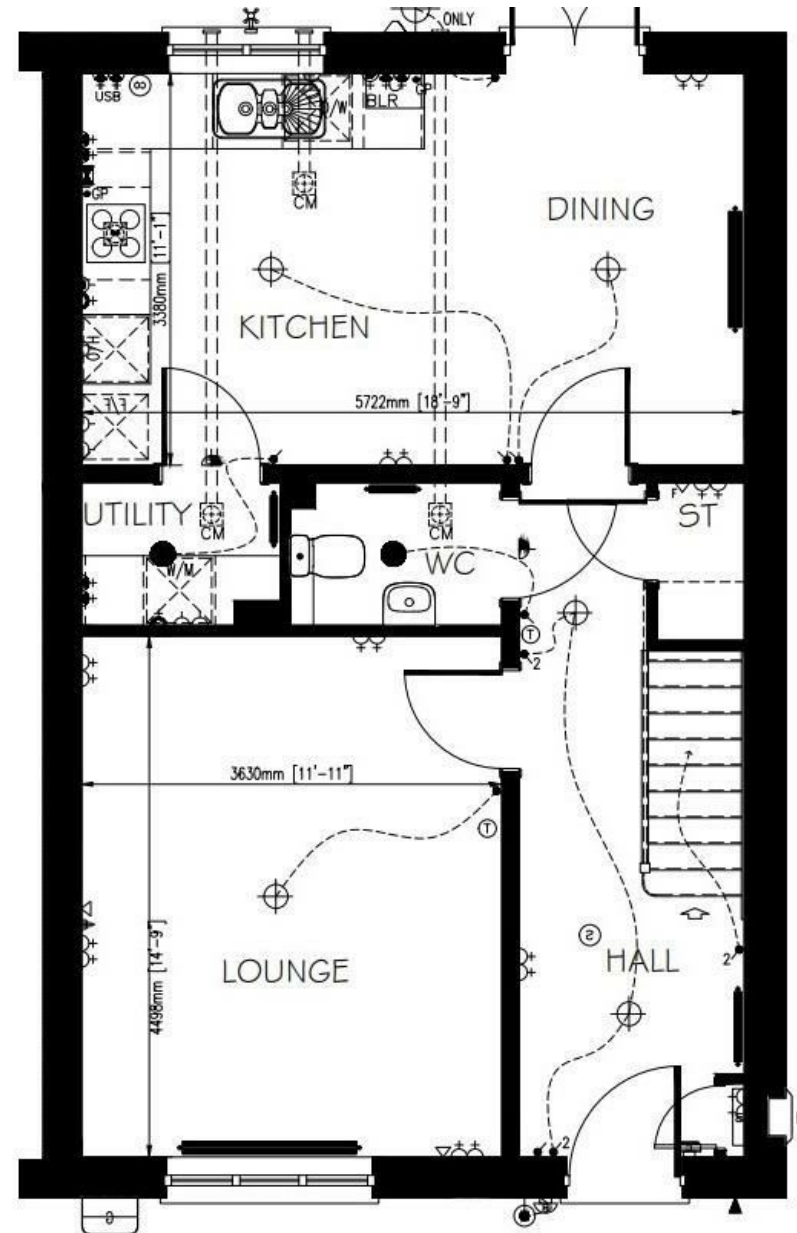
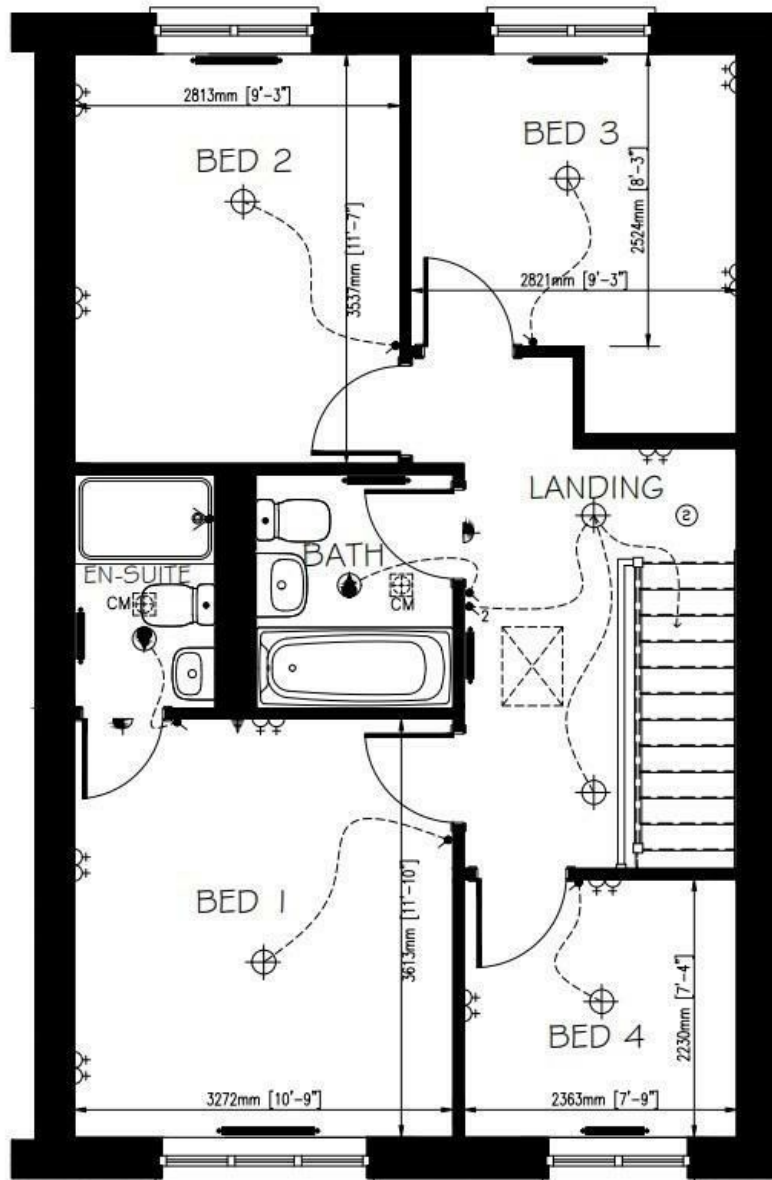
Proof of finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & mobile phone coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

