



## Falmouth

**A two bedroom detached park home**  
**Large corner plot on popular well run park**  
**Sold with 'no onward chain'**  
**Off road parking and on site guest parking**  
**Well established gardens with plenty of space**  
**Close to Swanpool Beach, Nature Reserve and coastal path**  
**Sitting/dining room, fitted kitchen & shower room**  
**UPVC double glazing**  
**Available for the over 50's**  
**Viewing recommended**

**Guide £160,000**



**29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN**

**01326 311400**  
**www.kimberleys.co.uk**

**REF: SK6749**



A two bedroom detached park home set on a generous mature plot on the popular and highly regarded Twinbrook Park development within half a mile of Swanpool Beach, Nature Reserve as well as the South West coastal path.

Falmouth Golf Club is on the doorstep and the town centre is approximately 1 1/2 miles away. A nearby bus stop and service gives regular access to Falmouth town, the sea front and all facilities.

The property offers bungalow like living and would be ideal for those retiring or downsizing and wanting to be close to the sea.

The accommodation is of a good size and in brief comprises; two double bedrooms (one with built-in wardrobes), a fitted kitchen, generous sitting/dining room and shower room. There is also a useful rear porch/utility space. Outside are well established gardens which wrap around the property with several areas to sit out and enjoy as well as a driveway providing off road parking facilities.

**As the owners' sole agents' we highly recommend an appointment to view!**

**THE ACCOMMODATION COMPRISES:**

Approached up a few steps, double glazed sliding patio doors lead to:

**ENTRANCE PORCH**

Two double glazed windows to the side aspect, opening to:

**SITTING/DINING ROOM 5.61m (18'5") x 3.76m (12'4") maximum measurements.**

Dual aspect with double glazed bow windows to the front and side, TV aerial point, telephone point, two radiators, door leading to inner hall.



**INNER HALL**

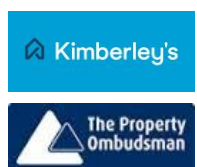
Opening to kitchen, doors leading to bedrooms and bathroom, built-in airing cupboard with hot water cylinder and shelving, radiator.

**KITCHEN AREA 3.02m (9'11") x 1.93m (6'4")**

A single glazed internal window to the rear porch. The kitchen is fitted with a selection of matching base and wall mounted units, roll edge work surfaces to three sides, inset stainless steel single drainer sink unit with mixer tap, space for cooker, space for refrigerator/freezer, wall mounted boiler, part tiled walls, opaque glazed panel to hallway, opaque glazed door to the rear porch.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



**REAR PORCH/UTILITY 1.88m (6'2") x 1.40m (4'7")**

Dual aspect with double glazed windows to the side and rear, double glazed door leading to garden, space and plumbing for washing machine and tumble dryer.

**BEDROOM ONE 2.74m (9'0") x 2.74m (9'0")**

Double glazed bow window to the side, radiator.



**OUTSIDE**

The property sits in mature, well established grounds which wrap around the property providing several different areas to enjoy. To the front, the gardens are laid to lawn with flowerbeds and borders and enclosed by a fence. A gate leads to the side and an area laid to hardstanding providing a lovely, sheltered spot whilst to the rear is a further area laid to lawn and areas laid to paving and decking providing seating areas, outside water tap, fencing and hedging to boundary.

**BEDROOM TWO 2.74m (9'0") x 2.64m (8'8") including wardrobes.**

Double glazed bow window to the side, built-in bedroom furniture to comprise a selection of wardrobes and drawers, radiator.



**PARKING**

There are off road parking facilities via driveway laid to hardstanding and a substantial paved area.

**SHOWER ROOM**

Opaque double glazed window to the side. A matching suite in white to comprise; shower cubicle with integrated shower, pedestal wash hand basin, low-level flush wc, part aqua boarded walls, large towel rail radiator, wall mounted extractor, inset mirror.





**ON SITE SERVICES** Via the park.

**PITCH FEE AND CHARGES** To be confirmed

**COUNCIL TAX** Band A.

**MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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