



Maenporth, Falmouth

**A superb holiday/investment home
Exclusive coastal development set in 29 acres of managed grounds
Situated just above Maenporth Beach
Well presented and fully equipped
Two double bedrooms
Bathroom and shower room
Open plan living room and fitted kitchen
Views over grounds across to glimpses of the sea
Excellent on site leisure facilities, indoor swimming pool & tennis courts
No onward chain**

Guide £285,000

**ENERGY EFFICIENCY RATING
BAND D**

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

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

REF: SK6957



A fantastic opportunity to acquire this superb holiday home/investment set on the ever popular coastal development of Maenporth Estate just moments from the beach, The Cove restaurant and coastal path.

The accommodation is well presented throughout and offers well planned and spacious accommodation which in brief comprises: two double/twin bedrooms and bathroom upstairs whilst downstairs is a shower room/wc, open plan living space and fully fitted kitchen. From the living room patio doors lead out to your own private patio, a great spot for relaxing and entertaining with a pleasant vista over the communal grounds.

Our clients are selling the property as a turn-key investment which means that you can use it for your own holidays or look to use it for holiday rentals.

Maenporth Estate is a fabulous holiday complex of 29 acres of landscaped gardens in an area of outstanding natural beauty. Much of this area is made available for the exclusive use of residents and includes a leisure centre with a 15m heated indoor swimming pool, jacuzzi, sauna, table tennis and billiards. Outside there are two all weather tennis courts, a children's play area and wonderful woodland walks. At the bottom of the hill sits the beautiful sandy Maenporth Beach which is sheltered and gently shelves making this a popular destination for families. The beach cafe and gift shop and The Cove Restaurant cater for you throughout the day to the evening. A coastal path leads from either side of the beach to Falmouth in the East and around to the Helford Passage in the West. There are golf courses at Falmouth and Budock Veian and Mawnan Smith is approximately 1 1/2 miles away offering superb local amenities with a wider range of facilities at Falmouth with its eclectic mix of shops, restaurants, cafes and bars. The cathedral city of Truro is approximately 13 miles to the North. There is a branch railway line at Falmouth and a mainline station at Truro.

As the vendors sole agents, we highly recommend an early appointment to view.

THE ACCOMMODATION COMPRISES:

From the communal areas, a pathway leads to an opaque multi-paned glazed door and glazed side panel providing access to:

ENTRANCE HALL

Double glazed narrow window to the front, turning staircase to first floor landing, door to shower room, multi-paned glazed door and side panel to sitting/dining room, wall mounted electric heater, coat hooks, consumer unit, wood laminate flooring.

SHOWER ROOM

A matching suite in white to comprise; double walk-in shower cubicle with integrated shower, pedestal wash hand basin and low-level flush wc, heated towel rail radiator, shaver light and socket, fully tiled walls, wall mounted electric heater, ceiling mounted extractor, a continuation of the wood laminate flooring.



SITTING/DINING ROOM 5.49m (18'0") x 4.67m (15'4") maximum measurements.

Double glazed French doors and two double glazed, full length windows to the rear aspect leading out onto the patio with views over the communal gardens, a lovely open space with a continuation of the wood laminate flooring, under stairs storage cupboard, TV aerial point, telephone point, archway through to kitchen.



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.



KITCHEN 2.97m (9'9") x 2.26m (7'5")

Double glazed window to the rear. A modern fitted kitchen with a selection of matching base and wall mounted units in white, roll edge work surfaces to three sides, inset composite single drainer sink unit with mixer tap, tiled splash backs, inset four-ring electric hob with concealed extractor over, integrated oven and integrated microwave over, space and plumbing for washing machine, space and plumbing for dishwasher, integrated refrigerator/freezer, a continuation of the wood laminate flooring.



FIRST FLOOR LANDING

Turning staircase from the entrance hall, doors leading to bedrooms and bathroom, louvre door fronted double cupboard with Megaflow hot water cylinder and shelving and further built-in storage cupboard.

BEDROOM ONE 4.67m (15'4") x 2.79m (9'2")

Double glazed window to the rear in recess with wide sill and lovely views over the communal grounds and across to the sea, TV aerial point, telephone point, wall mounted electric heater, feature sloping ceiling.



BEDROOM TWO 3.66m (12'0") x 2.44m (8'0")

Double glazed window to the front set in recess with a wide sill, louvre door fronted wardrobe with hanging rail and further louvre door fronted storage cupboard, hatch to loft, wall mounted electric radiator, TV aerial point, feature sloping ceiling.



BATHROOM 1.98m (6'6") x 1.90m (6'3") excluding doorway.

A matching suite in white to comprise panelled enclosed bath with mixer tap and telephone style shower attachment and shower screen, pedestal wash hand basin, low-level flush wc, fully tiled walls, shaver light and socket, ceiling mounted extractor fan, towel rail radiator, wall mounted electric heater.



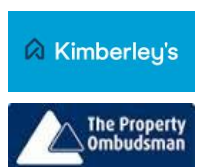
OUTSIDE

From the living space, patio doors lead you out to your own private patio area laid to paving, a great spot for relaxing and entertaining with lovely pleasant views across the communal grounds.

SERVICES

Mains water, electricity and drainage, independent electric heating.

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TENURE

The property is one of 90 properties on this development and each unit is subject to a planning condition that permits occupancy on the basis that it can only be used for 10 months of the year by the owner, not as a sole or principal residence. Ownership of the property includes a shareholding with the holding company Maenporth Estate Company Limited.

MAINTENANCE CHARGES To be advised.

COUNCIL TAX To be confirmed.

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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