



Falmouth

A detached park home
Elevated plot on well run park
Lovely views over Maen Valley to the countryside
Extended and flexible accommodation
Two bedrooms
Sitting room and office/dining room
Allocated tandem parking for two cars
Manageable gardens
Close to Maenporth and Swanpool Beaches
Ideal for the over 50's buyer



Guide £145,000

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REF: SK6961



A detached park home situated on an elevated position in the beautiful and well managed development of Maen Valley within easy access to Maenporth and Swanpool Beaches, Falmouth Golf Club and Falmouth town centre and offering lovely views over Maen Valley to the countryside beyond.

The property has been extended and offers flexible bungalow like living with the accommodation comprising; two bedrooms, fitted kitchen/breakfast room, sitting room which has been split to provide an additional living space/office and a bathroom. Outside, the home sits on elevated grounds which are low maintenance with a secluded courtyard garden to the front and a large rear, tiered patio garden. There is allocated tandem parking for two cars. In need of some modernisation, this good sized home offers buyers the chance to personalise to their own specific tastes.

Maen Valley provides a peaceful and picturesque location ideal as a retirement destination or for someone downsizing from a larger home, set in a community for the over 50's on Falmouth's outer fringes.

THE ACCOMMODATION COMPRISES:

Approached via a pathway leading to a wooden gate provides access to the front garden where gentle steps and a decked area leads to:

ENTRANCE PORCH

A glazed door provides access, two double glazed windows to the side overlooking Maen Valley and over to the hills and countryside beyond, coat hooks, sliding double glazed patio doors to entrance hall.

ENTRANCE HALL

Doors leading to bedrooms one and two, bathroom and kitchen/breakfast room, cupboard housing electric consumer unit, coat hooks.

BEDROOM ONE 3.53m (11'7") x 2.41m (7'11") excluding door recess.

Double glazed window to the front with lovely views over Maen Valley, TV aerial point, telephone point, radiator.



BEDROOM TWO 2.59m (8'6") x 2.44m (8'0")

Double glazed window to the rear, built-in wardrobe, radiator.



BATHROOM

Obscure double glazed window to the rear. A suite to comprise; panelled enclosed bath with wall mounted electric shower over, pedestal wash hand basin and low-level flush wc, radiator, shaver light and socket, vanity cabinet.



KITCHEN/BREAKFAST ROOM 3.73m (12'3") x 3.53m (11'7") maximum measurements.

Double glazed window to the rear, glazed doors to sitting room. The kitchen is fitted with a selection of matching base and wall mounted units, roll edge work surfaces to two sides with splash back tiling, inset four-ring gas hob with oven under and extractor over, inset single drainer sink unit with mixer tap, space for refrigerator, cupboard housing combination boiler serving domestic heating and hot water, further storage cupboard, opening to porch/inner hall.



PORCH/INNER HALL 7.11m (23'4") x 0.71m (2'4")

Four double glazed picture windows to the side with fabulous views over Maen Valley and across to the hills and countryside beyond, space and plumbing for washing machine and tumble dryer, radiator, sliding double glazed doors to sitting room, opaque glazed door to rear garden.



STUDY/DINING ROOM 3.53m (11'7") x 2.62m (8'7")

This room was originally part of the sitting room but was divided to suit the current owners. This could be returned by the removal of one stud wall. Double glazed window to the side with views over Maen Valley, sliding double glazed door to the rear leading out onto the garden, radiator, telephone point, beam effect ceiling.



SITTING ROOM 3.68m (12'1") x 3.56m (11'8")

Sliding double glazed doors to inner hall with views across to Maen Valley, TV aerial point, telephone point, focal point fireplace with tiled hearth, wooden mantle, inset electric fire, beam effect ceiling, doors to study/dining room.

OUTSIDE

To the front there is a courtyard garden laid to shingle that provides a secluded spot, outside water tap. From here, a paved area leads to the porch and runs alongside the property providing access to the rear garden.

REAR GARDEN

Paved immediately adjacent to the property. The remainder is tiered with several areas laid to paving and AstroTurf, steps lead up to an area where there is space and hardstanding for a shed. This is a lovely spot to sit out and enjoy the wonderful views across Maen Valley. Fencing and hedging to boundary.



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.



PARKING

Allocated tandem parking space for two cars.

SERVICES

Gas, electric and water provided through the park owners.

SITE FEES

£218.18 per calendar month. Re-newed on the 1st March yearly.

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.

