Kimberley's

The adventure starts Here...



7/57 Maen Valley Park, Falmouth, TR11 5BJ

Guide Price £125,000 Leasehold

A modern detached park home that sits in an elevated location with a balcony having views looking over the site and countryside beyond.

- A modern detached park home
- Elevated location with views over the park
- Recently fitted modern kitchen
- UPVC double glazing
- Close to Swanpool Beach and Falmouth Golf Club
- Two bedrooms, open plan living area
- Balcony to the front
- Gas fired central heating
- Tiered gardens
- Desirable park home site for the over 50's

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

This light and airy property offers open plan living with a recently fitted modern kitchen comprising of a range of wall and base units and a recently updated bathroom. The property also includes modern features such as UPVC double glazing and gas fired central heating, and is set within a well established park home site near Swanpool and Maenporth beaches, Falmouth Golf Course on the outskirts of Falmouth.

THE ACCOMMODATION COMPRISES:

All dimensions approximate.
A path leads to a pleasant low maintenance tiered garden, with a path leading to the front door.

UPVC DOUBLE GLAZED COMPOSITE FRONT DOOR
Glazed panel and letter box opening onto:

HALLWAY
A textured cove ceiling with ceiling light, radiator, carpet, doors to the kitchen, bathroom and two bedrooms.

OPEN PLAN KITCHEN/LIVING AREA - 4.34m x 3.51m (14'3" x 11'6")
In total

KITCHEN - 3.51m x 1.98m (11'6" x 6'6")
A beautiful recently fitted kitchen (2026) with a fantastic range of wall and base units comprising of cupboards and drawers, gloss grey doors with metal door furniture, granite slate effect roll top work surface with a tiled splashback, inset designer style sink with drainer and mixer tap, four ring gas hob, extractor canopy over, stainless steel oven, recess and plumbing for dishwasher, washing machine, and fridge, concealed wall mounted gas boiler providing central heating and hot water, UPVC double glazed window to the side, spotlights and finished with a laminated floor.

LIVING AREA - 3.51m x 2.34m (11'6" x 7'8")
Feature UPVC patio doors open onto a raised decking area, enjoying views over the park and the countryside beyond, UPVC double glazed window to the side overlooking the garden, radiator, ceiling light and finished with a carpet.

BALCONY
A pleasant, enclosed balcony with composite decking enjoys views over the site, open countryside and woodland beyond.

BATHROOM - 2.59m x 1.45m (8'6" x 4'9")
A nicely appointed bathroom comprising of a modern three piece suite, a panelled bath with waterproof quartz surround, low level wc with push button flush, pedestal hand wash basin, textured cove ceiling with spotlights, extractor fan, UPVC double glazed window to the side and finished with a laminate floor.

BEDROOM ONE - 3.51m x 2.16m (11'6" x 7'1")
UPVC double glazed window to the side, double wardrobes, radiator, textured cove ceiling with ceiling light and finished with a laminate floor.

BEDROOM TWO - 1.4m x 2.44m (4'7" x 8'0")
UPVC double glazed window to the side, textured cove ceiling with ceiling light, loft trap with access to storage space, built-in cupboard, radiator and finished with a carpet.

OUTSIDE
The property enjoys a pleasant low maintenance garden to the front and side of the property. This area has a variety of tiered low maintenance areas, and a garden shed/store with a further area of garden behind it. This area could be redesigned for the future owner's preference.









PARKING
Below the property there is a parking bay with allocated parking for residents.

SERVICES
Gas, electricity and water via the park owners

COUNCIL TAX
Band A.

TENURE
£231 per calendar month - site fees.

AGENTS NOTE
The residential park is suitable for buyers over the age of 50 with no dependent children.

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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