



Deja Blue, Pendra Loweth, Falmouth

Guide Price £145,000



Heather & Lay  
*The local property experts*

## THE PROPERTY

Approached via a front pathway, the property enjoys a particularly pleasant outlook over an open green area, with mature trees and established flower beds creating an attractive setting. A stable door opens into the sociable open-plan kitchen, dining and living area, providing a versatile space for both everyday living and entertaining. French doors lead directly onto the enclosed, southerly facing rear patio, providing an excellent connection between the indoor and outdoor living spaces.

Also, on the ground floor is a useful cloakroom/WC and a third bedroom, which could equally lend itself to use as a snug, home office or additional reception room.

To the first floor are two further bedrooms, a family bathroom and a useful airing cupboard. Loft access is provided to a partially boarded loft space and ladder.

## THE INVESTMENT

Pendra Loweth is an established year-round holiday destination and former Britain in Bloom winner with several accolades. The development and its properties have many glowing 'online' Trip Advisor reviews.

Owners are free to use their holiday property however they wish; as a private holiday home, a holiday letting business or combination of the two.

Site facilities are excellent and include a gym, all-weather tennis courts, restaurant and bar, laundrette, jacuzzi and plunge pool as well as an enclosed children's play area, a children's soft play area and a further children's nature play area.





- Three Bedrooms, Including A Versatile Ground-Floor Bedroom/Snug
- Attractive Outlook Over An Open Green Area
- Sociable Open Plan Kitchen/Dining/Living Area
- French Doors Opening Onto A Southerly Facing Patio
- Two First-Floor Bedrooms And Family Bathroom
- Nearby Allocated Parking Space
- Nearby Falmouth Town, Maenporth and Swanpool beaches
- Successful Holiday Rental with On-Site Facilities and Restaurant
- Beautiful Location with Countryside and Coastal Walks nearby

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

**SERVICES** - Mains water, electricity and drainage.

**HEATING & GLAZING** - Electric heating via modern heaters.  
Double Glazed Windows and uPVC external doors.

**WHAT THREE WORDS:** [///rails.glow.small](http://rails.glow.small)

## THE LOCATION

Pendra Loweth is a hidden gem, nestling in around 16 acres of south facing, wooded valley with trout stream running through the development along with guest allocated parking. This beautifully conceived collection of holiday homes lies in a natural and peaceful rural oasis, just two miles from Falmouth Bay and coast and the stunning sandy beaches of Swanpool and Maenporth.

Falmouth town is nearby and offers a good range of independent shops along with the more recognised high street multiples and an array of excellent restaurants and cafes. The Cathedral city of Truro is approximately 9 miles being the main centre in Cornwall for business and commerce.









## TENURE

Leasehold. The remainder of a 99 year lease commenced 25 July 2000. The current service charge for 2024 is £3350.18 pa inclusive of VAT. The service charge is a contribution towards the upkeep of the 16 acres of grounds, all the facilities and the buildings insurance for the cottage. The freehold of Pendra Loweth is owned by a management company. The only shareholders are Pendra Loweth leaseholders and the annual budget and service charge is reviewed each year and presented to owners before being agreed for the following year. This house will be sold with the current owner's share and the ground rent charge for number 3 will be a peppercorn ground rent. The use of these properties are as a second home or holiday let investment only. Not for permanent residence or assured shorthold tenancies (AST).

## GARDEN

To the rear is an enclosed, southerly facing patio, providing a lovely spot for outdoor seating, dining and enjoying the sunshine. Mature hedging to some of the boundaries provides established greenery and a degree of privacy, making this a pleasant and sheltered outdoor space. The property also benefits from a nearby allocated parking space.

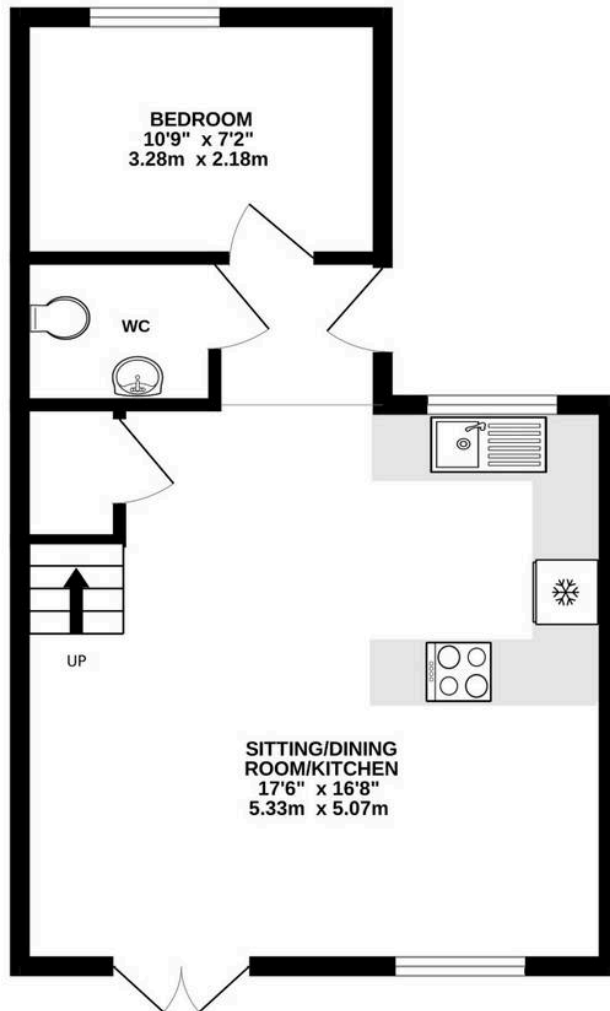
## ALLOCATED PARKING

An allocated parking space for number 14 only a short walk from the property.

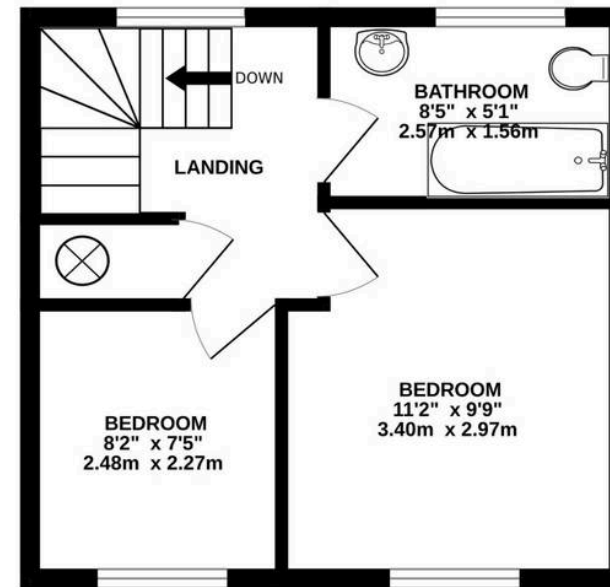
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GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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