

94 Swans Reach, Falmouth

Guide Price £360,000

THE GUILD PROPERTY PROFESSIONALS

Heather & Lay

The local property experts

- Attractive three-storey end-of-terrace family home
- Sought-after Goldenbank location on the outskirts of Falmouth
- Three generous double bedrooms
- Spacious master bedroom with en-suite shower room
- Newly fitted kitchen, creating a fresh and contemporary heart to the home
- Practical remodelled rear garden, ideal for relaxing and entertaining
- Garage with additional parking space to the front
- Conveniently positioned for local schools, Swanpool Beach and, Falmouth Golf Club and regular bus services
- PLEASE WATCH OUR VIDEO TOUR



THE PROPERTY

This attractive and spacious three-storey end-of-terrace home has been thoughtfully improved by the current owners since it was last marketed, with the installation of a new kitchen, updated flooring to the ground floor and a remodelled rear garden, giving the property a fresh, contemporary feel and making it an ideal home for modern family living. The accommodation is arranged over three floors and offers a versatile layout, with three genuine double bedrooms, generous living space and the added benefit of a garage and parking.

On entering the property, the entrance hall provides access to the main living accommodation, with stairs rising to the upper floors. The sitting room is a bright and welcoming space, featuring a front-facing bay window which allows plenty of natural light to flood in, creating a comfortable environment for relaxing with family and friends. The room flows through to the kitchen/dining area, providing an excellent arrangement for everyday living.

The newly fitted kitchen is a real highlight of the home, offering a stylish and contemporary space with modern units, work surfaces and ample room for appliances. The adjoining dining area provides plenty of space for a family dining table, while French doors open directly onto the rear garden, creating a lovely connection between inside and outside living. A useful ground-floor cloakroom completes this level.

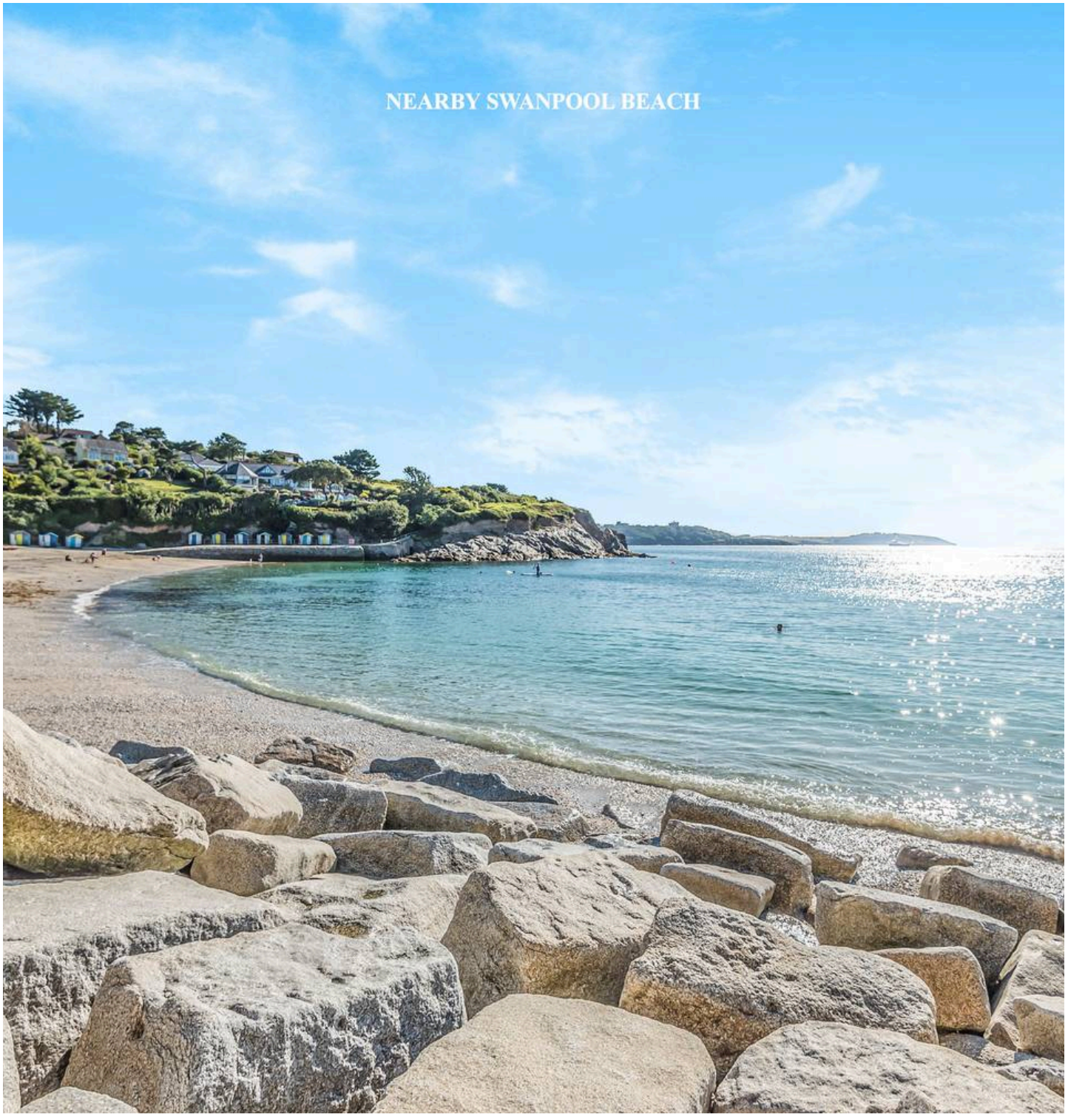
The first floor provides two well-proportioned double bedrooms, together with the family bathroom. The rear bedroom is particularly generous in size and offers excellent flexibility for family requirements, with potential for alternative uses depending on individual needs. Occupying the entire second floor is the impressive master bedroom, a wonderful private retreat featuring a front-facing dormer window with far-reaching views and an en-suite shower room. The elevated position adds to the sense of space and privacy, making this a particularly appealing feature of the property.

Outside, the rear garden has been remodelled by the current owners to create an attractive and inviting space, ideal for entertaining, outdoor dining and enjoying the afternoon and evening sunshine. With its westerly aspect, it provides a lovely setting in which to unwind, with direct access from the kitchen/diner. Further benefits include a garage, situated to the rear of the property with steps leading down, together with a parking space to the front, providing valuable off-road parking and additional storage. Overall, this is a wonderful opportunity to acquire a well-maintained and significantly improved family home in a highly desirable Falmouth location, ideally placed for schools, beaches, beautiful walks on the South Cornish Coastline and the many attractions of this popular town.









THE LOCATION

Swans Reach enjoys a particularly appealing position within Goldenbank, one of Falmouth's most popular residential areas, making it an excellent choice for families and those looking to enjoy the Cornish coast.

The property is conveniently located for a number of local schools, while the beautiful sandy beach at Swanpool and Falmouth Golf Club are both within comfortable walking distance. The nearby coastline offers wonderful opportunities for walking, swimming and enjoying the outdoors, with the South West Coast Path also close at hand.

Falmouth town centre is approximately two miles away, offering an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities. Renowned for its stunning natural harbour, sailing facilities and vibrant community, Falmouth also benefits from a thriving university presence and excellent maritime heritage.

Regular bus services operate nearby, providing convenient connections into Falmouth and the surrounding area. Combining a popular residential setting with easy access to schools, beaches and town amenities, Goldenbank offers a wonderful balance of everyday convenience and coastal lifestyle.



(ALL MEASUREMENTS ARE APPROXIMATE)

KITCHEN/DINING ROOM

17' 2" x 9' 2" (5.23m x 2.79m)

SITTING ROOM

15' 10" x 14' 7" (4.83m x 4.44m)

CLOAKROOM

FIRST FLOOR

FRONT BEDROOM TWO

12' 11" x 10' 5" (3.94m x 3.18m)

REAR BEDROOM THREE

16' 9" x 7' 7" (5.11m x 2.31m)

FAMILY BATHROOM

SECOND FLOOR

MASTER BEDROOM

17' 4" x 15' 2" (5.28m x 4.62m) reducing to 11' 7".

EN SUITE

7' 1" x 5' 8" (2.16m x 1.73m)



















GARAGE

Located under a coach house behind the property and accessed via the rear garden with steps leading down or via a brick-paved road leading onto Swans Reach; driveway parking space in front of the garage.

AGENTS NOTE

TENURE - The property is FREEHOLD. The garage forms part of a block of three garages situated within a coach house, for which a separate leasehold arrangement is in place. The lease provides for a contribution towards the building insurance costs for the coach house and is paid annually.

Garage annual insurance payment, currently £28

The start date for the LEASE on the garage is: 01/01/2024 for 125 years

Development charge: approx. £120 per annum

COUNCIL TAX BAND: C

TENURE: Freehold

EPC: C

SERVICES: Mains water, electricity, gas and drainage.

WHAT3WORDS: ///cycle.boom.spoke

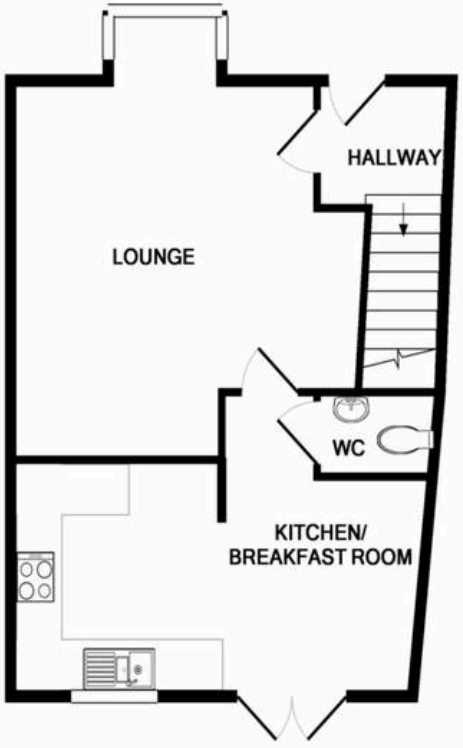
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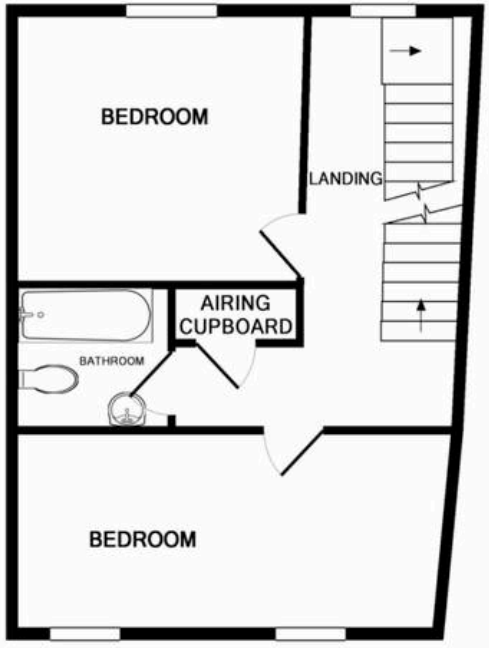




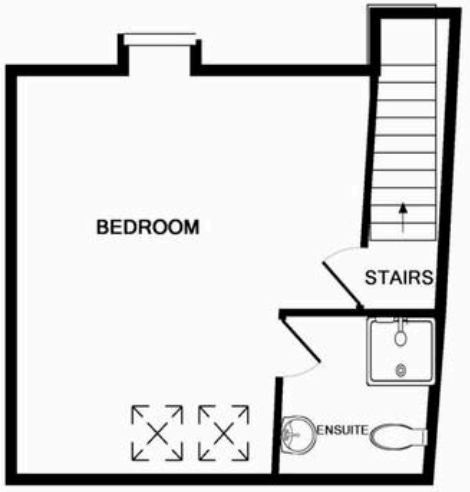




GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.6 SQ.M.)

94 SWANS REACH, FALMOUTH, CORNWALL TR11 5FJ.
TOTAL APPROX. FLOOR AREA 1224 SQ.FT. (113.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROUD GUILD MEMBER

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The Property Ombudsman

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