

**FOR SALE**



**Twinbrook Park, Goldenbank, Falmouth**  
**Guide Price £265,000**

  
**MARTIN&CO**

# Twinbrook Park, Goldenbank

Guide Price £265,000

- STUNNING MODERN PARK HOME
- PREVIOUS 'SHOW HOME'
- LOW MAINTENANCE
- LOVELY DISTANT VIEWS
- MINIMUM AGE OF RESIDENTS 50

*In our opinion one of the finest park homes to come to the market in Goldenbank. Purchased in 2019, this former 'show home' has been lived in since 2022 and is immaculately presented with a sleek, 'hotel-like' finish throughout. The home has a slightly elevated position, providing lovely distant countryside views, with a splendid 40 ft deck from which to enjoy the panorama.*

The home is entered via a short flight of steps leading to the front door which opens into a very useful vestibule with ample built-in storage cupboards which ensure that everything has its place! The washer-dryer and gas boiler is also here. Glass paned sliding doors then lead through to the open-plan lounge and dining room which has a striking, vaulted ceiling giving the home an architectural, chalet-like aspect. The room is bathed in light from the patio doors which lead out onto the decked terrace, plus dual aspect extra-large windows. As a central feature of the lounge area there is a modern electric fire which makes the home particularly cosy, so you can enjoy the countryside views over rolling fields whatever the weather.



Next to the dining area there is a fully fitted kitchen with a picture window to the front aspect, fitted with shaker style painted units and a stone worktop with an inset, stainless steel sink and a half with mixer taps. There is an integrated fridge-freezer, dishwasher, electric double oven and microwave. There is also an inset 5-burner gas hob with extractor hood and tiled splashback all around.

A hallway leads from the lounge down to the two double bedrooms and a bathroom. Both bedrooms are designed with the bed attractively set into a small alcove with down lighting and have the benefit of built-in wardrobes. The principal bedroom has an en-suite shower room 'hidden' behind sliding mirrored doors. The bath and shower room fittings are sleek and modern, with glass shower panels, ceramic basins set within vanity units, along with vanity mirrors and heated towel rails. Both rooms are attractively part-tiled.

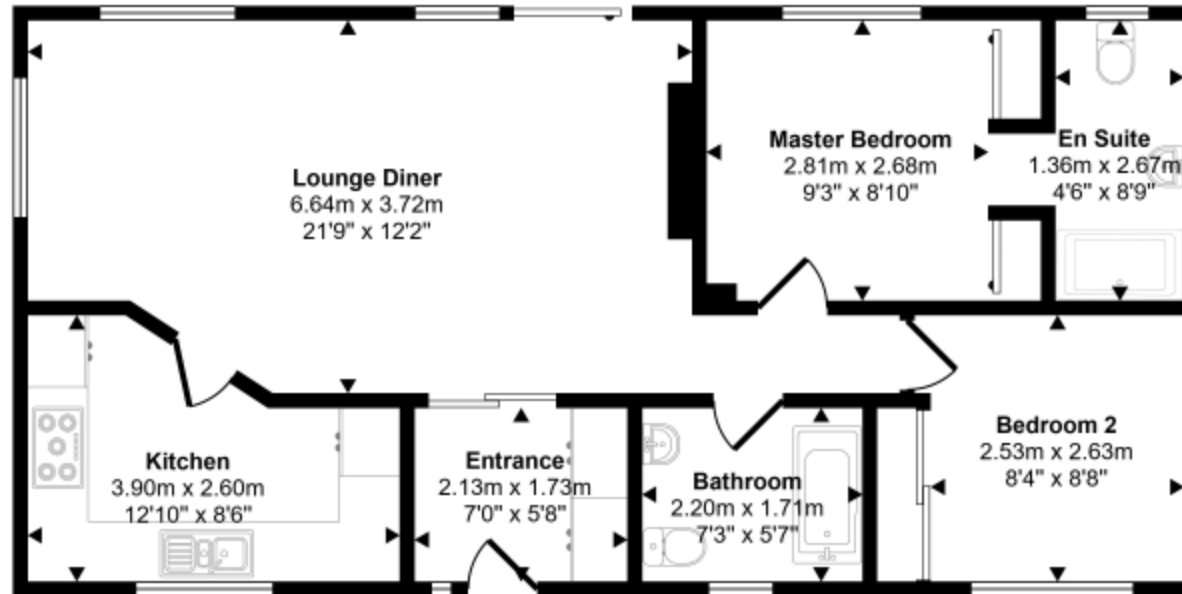
As well as the glorious 40ft decked terrace, there is a small garden laid to lawn to one side and a parking area for 2 vehicles and a storage shed to the other. Visitor parking is also available nearby.

This contemporary home is tastefully decorated and finished to a very high standard offering easy, low-maintenance living just moments from Falmouth Golf-Club, Swanpool Nature Reserve, award-winning beaches, countryside walks and of course, Falmouth's vibrant town centre. A perfect option for downsizers, those seeking a low-maintenance coastal escape, or anyone looking for a peaceful lifestyle in one of Cornwall's most desirable locations.

Situated half a mile from Swanpool Beach and Nature Reserve, a pathway has been created at the start of the development to take you safely off the road, down towards the golf course and the beach. The coastal footpath continues from Swanpool around to Maenporth and beyond, with the village of Mawnan Smith and the Helford River also close by.



Approx Gross Internal Area  
64 sq m / 692 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Additional Information:

Twinbrook Park has a minimum age for a resident which is 50 years old.  
We understand that residents are allowed pets, this being one cat and one dog.  
Monthly Site Fee of £211.25, for maintenance of the communal grounds and access roads.  
Services: Mains Water, Drainage and Electricity, LPG Gas Supply (all utilities metered through the site)  
Council Tax - Band A Cornwall Council.  
EPC – NOT REQUIRED  
Approx. 4 years remaining on warranty.

## Martin & Co Falmouth

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