



Goldenbank

Falmouth

TR11 5BP

Guide Price £260,000

- NO ONWARD CHAIN
- EXTREMELY POPULAR LOCATION
- OFF ROAD PARKING AVAILABLE
- TWO WELL-PROPORTIONED BEDROOMS
  - PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
  - PRIVATE GARDEN PLUS OUTBUILDING
  - DOUBLE GLAZING THROUGHOUT
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - B

Floor Area - 753.47 sq ft



### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this stunning two-bedroom semi-detached home, perfectly positioned within the highly desirable residential enclave of Goldenbank. Combining charm, practicality, and an enviable location, this property offers an exceptional opportunity for first-time buyers and astute investors alike.

Offered with no onward chain, the home provides a seamless move-in experience, and for investors, it is expected to achieve a rental income of £1,200 PCM, delivering an approximate gross rental yield of 5.3%. Step inside to a welcoming and light-filled entrance hallway, leading to a spacious and inviting lounge. This stylish living space is centred around a working log burner, perfect for cosy evenings or entertaining family and friends.

The rear of the property boasts a thoughtfully designed kitchen/diner, combining modern functionality with timeless appeal. At its heart sits a striking Rayburn cooker, making it a dream for home chefs, while the generous dining space encourages social gatherings and memorable meals.

Upstairs, you'll find two well-proportioned bedrooms, each offering comfort and versatility, complemented by a neatly presented family bathroom.

Externally, the home enjoys a fully enclosed courtyard garden with hardstanding, ideal for al fresco dining, relaxing in the Cornish sunshine, or enjoying low-maintenance outdoor living. A concrete outbuilding provides additional storage or workspace, while off-road parking for two vehicles adds convenience and practicality.

Additional features include connections to mains electricity, gas, water, and drainage, with the property falling within Council Tax Band B.

### LOCATION

Goldenbank is a well-regarded residential area on the outskirts of Falmouth, offering a peaceful setting while remaining conveniently close to the town's many amenities. Surrounded by open green spaces and attractive communal grounds, it provides a relaxed, almost village-like atmosphere that appeals to a wide range of buyers. The area is ideally positioned within easy reach of Swanpool Beach and the South West Coast Path, making it perfect for those who enjoy coastal walks, water sports, and the outdoors.

Everyday conveniences are close at hand, with local shops, leisure facilities, and well-regarded schools nearby, while Falmouth town centre is just a short drive or bus journey away, offering a vibrant mix of restaurants, cafés, independent retailers, and maritime attractions.

Goldenbank also benefits from good transport connections, including regular bus routes and nearby train stations at Penmere and Falmouth Town, providing links to Truro and beyond.

### THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

#### ENTRANCE HALLWAY

uPVC composite door. Exposed beams. Skirting. Carpeted flooring.

#### LOUNGE

Skimmed ceiling with exposed beams. Carbon monoxide alarm. Two double-glazed windows to the front aspect. Electric fire. Radiator. Television point. Telephone point. Multiple power sockets. Skirting boards. Carpeted flooring

#### KITCHEN/DINER

Skimmed ceiling with exposed beams. Dual-aspect double-glazed windows. Carbon monoxide alarm. Consumer unit. A range of ball-and-base fitted storage cupboards and drawers. Splashback tiling. Stainless steel sink with mixer tap and drainage board. Rayburn cooker. Integrated oven with four-ring hob and extractor hood. Space for a fridge-freezer and under-counter washing machine. Multiple power sockets. Skirting boards. Vinyl flooring

#### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Dri-Master system. Skirting boards. Carpeted flooring. Doors leading to:

#### BEDROOM ONE

Skimmed ceiling. Two double-glazed windows to the front aspect. Built-in storage cupboard. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

#### BATHROOM

Skimmed ceiling. Extractor fan. Frosted double-glazed window to the side aspect. Splashback tiling. Mains-fed shower over the bath. Wash basin. Heated towel rail. WC. Vinyl flooring.

#### BEDROOM TWO

Skimmed ceiling. Access to a partially boarded loft space. Double-glazed window to the side aspect. Two built-in storage cupboards, one of which houses the hot water cylinder. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

#### EXTERNALLY

#### GARDEN

The home enjoys a fully enclosed courtyard garden with hardstanding, ideal for al fresco dining, relaxing in the Cornish sunshine, or enjoying low-maintenance outdoor living. A concrete outbuilding provides additional storage or workspace



## PARKING

The property benefits from off road parking for two vehicles.

## SERVICES

Additional features include connections to mains electricity, gas, water, and drainage, with the property falling within Council Tax Band B.

## MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Aga/Rayburn

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - Good, Three - Great, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

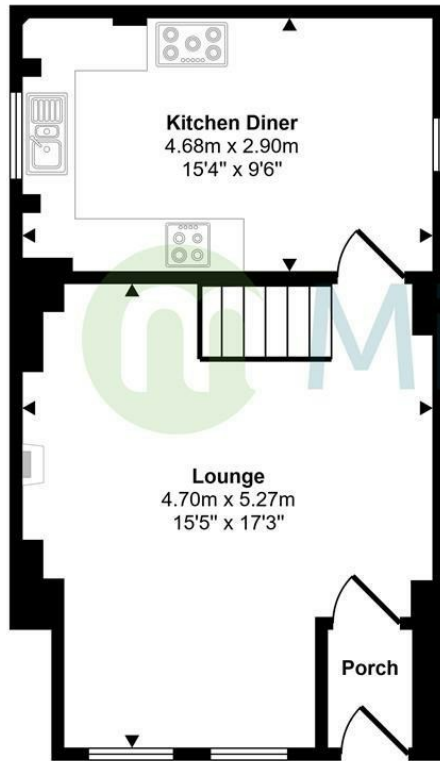
Coal mining area: No

Non-coal mining area: No

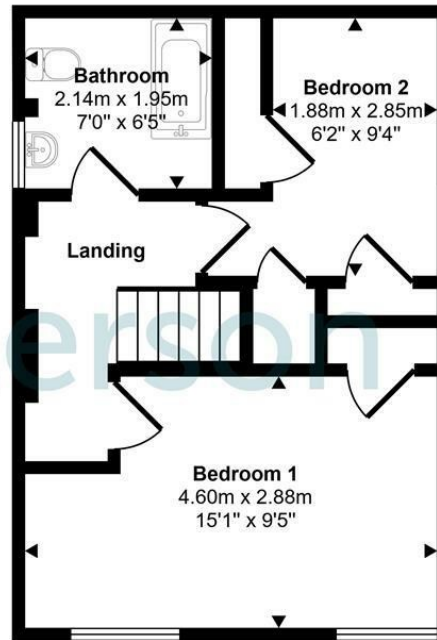
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area  
71 sq m / 759 sq ft



Ground Floor  
Approx 38 sq m / 413 sq ft



First Floor  
Approx 32 sq m / 346 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>42</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

**Here To Help**

Millerson Estate Agents

1 Market Street

St Austell

Cornwall

PL25 4BB

E: [staustell@smartmillerson.co.uk](mailto:staustell@smartmillerson.co.uk)

T: 01726 72289

[www.millerson.com](http://www.millerson.com)

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