



Falmouth

A modern, detached park home
Two bedrooms
Modern features throughout
Exquisite bathroom with four-piece suite
UPVC double glazing and gas central heating
Balcony and decking area
Low maintenance gardens
Allocated parking
Popular location on the outskirts of Falmouth
A viewing is strongly recommended

Guide £155,000 Leasehold

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7419



An opportunity to purchase a purpose built, modern two bedroom park home set within a popular residential park home site near Swanpool and Maenporth Beaches on the outskirts of Falmouth.

The property has benefits including a beautifully fitted kitchen with integrated appliances, exquisite bathroom with freestanding bath, UPVC double glazing and gas fired central heating to name but a few.

The well proportioned and spacious accommodation is finished to an exceptional standard and comprises in brief; main hallway, beautifully fitted kitchen, dual aspect living room, bathroom with three piece suite and two bedrooms, the principal being a generous double with built-in bedroom furniture.

Outside, there is a raised decking area with balcony and a range of low maintenance gardens including patios and gravelled areas.

Maen Valley provides a peaceful provides a peaceful and picturesque location, ideal for retirement or for someone downsizing from a larger home.

The site is set in a community for the over 50's on the outer fringes of Falmouth and having easy access to Falmouth Golf Club and its popular 'Above the Bay' restaurant. Falmouth town centre has good transport links by bus or via Penmere train station to the cathedral city of Truro. The property is also convenient for Swanpool Beach with its lake, nature reserve and spectacular sea front boasting its blue flag beach at Gyllyngvase and Castle Beach a little further along.

An internal viewing is strongly recommended to appreciate this modern, well kept unit.

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

A pathway with a short flight of steps leads to a composite decking area and balcony leading to:

UPVC DOUBLE GLAZED FRONT DOOR WITH GLAZED PANEL AND LETTERBOX OPENING TO:

HALLWAY

With matching frosted side window allowing a good degree of light, radiator, coved ceiling with down lights, impressive quartz tiled floor, small paned glazed door opening to the kitchen and further doors lead to the bathroom and the two bedrooms.

KITCHEN 3.51m (11'6") x 2.44m (8'0")

A beautifully fitted and modern kitchen with a good range of base and wall units comprising of cupboards and drawers with cream gloss doors and metal door furniture, quartz wrap around work top surfaces and attractive tiled splash back, incorporated 1 1/2 modern sink with drainer and extending mixer tap, four-ring electric hob with stainless steel feature extractor canopy, stainless steel electric fan oven, integrated refrigerator and freezer, integrated washing machine/dryer, cupboard housing a Regent Vokera gas boiler providing domestic hot and central heating facilities, down light, black quartz flooring. UPVC double glazed window with outlook to the side and small paned effect patios doors leads out to the decking area allowing a good degree of light.



LIVING ROOM 3.73m (12'3") x 3.30m (10'10")

A dual aspect living room with bay windows having an outlook to the side and front of the property, Radiator, display cabinet with lighting, down light, finished with a grey carpet.



BATHROOM 2.46m (8'1") x 1.45m (4'9")

Accessed from the main hallway is this lovely bathroom having a three piece suite comprising of a freestanding roll top bath, low-level push button flush wc and a wash hand basin set within a vanity unit, mirrored medicine cabinet, tiled walls and flooring, chrome heated towel rail, UPVC double glazed frosted window and finish with down lights.



BEDROOM ONE 3.05m (10'0") x 2.90m (9'6") maximum measurements.

Fitted with a range of wall-to-wall, built-in wardrobes housing clothes rails and storage over, matching over bed units and bedside cabinets providing additional storage, radiator, UPVC double glazed bay window which allows a good degree of light whilst overlooking the side gardens, finished with a grey carpet.



BEDROOM TWO 2.51m (8'3") x 1.52m (5'0")

A single bedroom with UPVC double glazed small pane window with an outlook to the side garden, down lights, loft trap with access to loft space, finished with a grey carpet. This room has permission to change the window to a door, giving access to further decking to the side.



OUTSIDE

PARKING

To the front of the property there is a parking bay with parking for one vehicle and there is further parking for guests nearby.

GARDENS

The property has a pleasant low maintenance garden comprising of a range of patios and gravelled areas with a path leading around the property. There is also a raised decked area to the front with a balcony.

AGENTS NOTE

This park home is exclusively for the use of the over 50's.

COUNCIL TAX Band A.

CHARGES

£236 per calendar month. Electric, water and drainage via the site.

LPG gas, telephone and broadband.

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.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

