



**TOM WILLS**  
PERSONAL PROPERTY AGENTS

## 6 Field Place

Mawnan Smith, Falmouth, TR11 5JE

**£375,000**



3



2



2



E

# 6 Field Place

Mawnan Smith, Falmouth, TR11 5JE

REMARKABLE GARDEN! Occupying a quiet position, just a short walk from the village centre, this impressively refurbished and upgraded 3-bedroom 2 bath/shower room semi-detached house boasts a superb, sunny garden of remarkable size, expertly planted to create a true outdoor haven.

Thoroughly modernized by our clients, with major upgrades in every room, this bright and spacious home is now in excellent condition. What isn't immediately apparent from the front is the expansive rear garden, which enjoys sunshine throughout the day. Recently re-modelled and landscaped with no expense spared, it is now beautifully tended and offers a peaceful retreat.

Our clients have carefully considered every upgrade made to the property, ensuring that the finish is not only functional but also completed in an especially attractive style.

- 3 bedrooms and 2 bath/shower rooms
- Quiet position close to village centre
- Beautifully and tastefully refurbished
- Driveway parking for 2/3 cars
- Remarkable rear garden with deck, pond workshop and many specimen plants
- 2 reception rooms
- External insulation
- Double glazed and centrally heated
- No local residency restriction as many similar houses possess
- Stage III concrete screening test with favourable/pass result



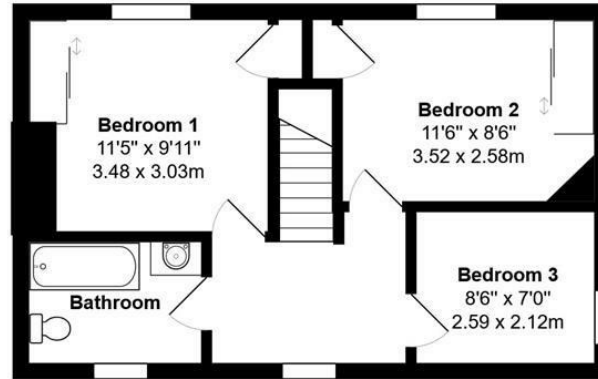
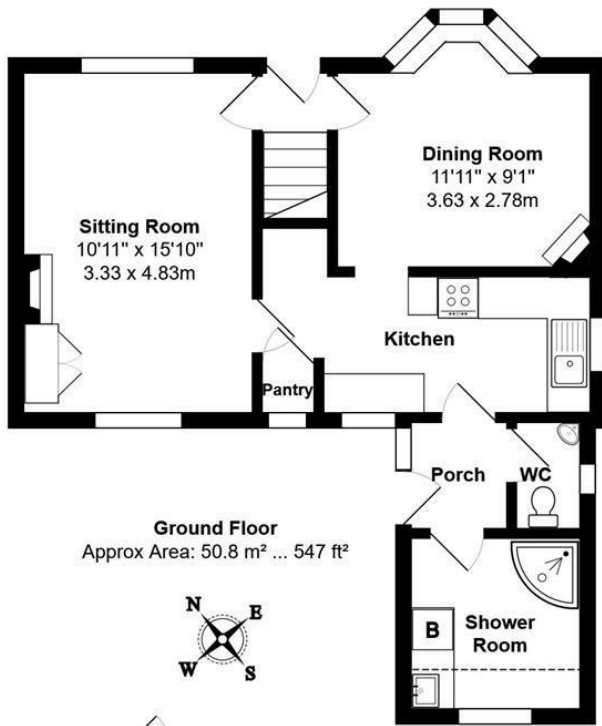


Internally, the kitchen, bathroom, and shower/utility room have been refitted with stylish travertine tiling and modern white fixtures. The living room benefits from dual-aspect windows, while the dining room is conveniently located adjacent to the kitchen. With a ground-floor shower room and separate WC, the first-floor bathroom could be easily converted to create an ensuite master bedroom. It's worth noting that the main bedroom currently accommodates a super king-size bed. Many rooms feature fitted wardrobes and cupboards, ensuring an abundance of storage both inside and outside the home.

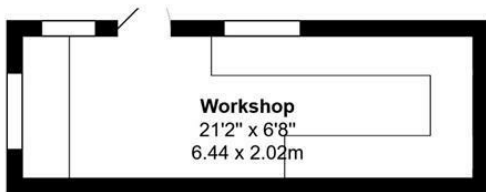
Recent external insulation has been installed, along with a new rendered finish to the front, boosting energy efficiency and lowering energy bills. This upgrade also enhances the facade's appearance and reduces maintenance needs.

In addition to the extensive upgrades and thorough modernisation scheme, our clients have undertaken a costly three-stage concrete test conducted by a local surveyor, with favourable 'A3' classification results. To quote the surveyor: " The samples taken and assessed have produced an overall classification A3 , identifying 1 type of satisfactory concrete following a stage III assessment. Therefore I am of the opinion the property may be considered suitable for standard purchase/mortgage purposes, when related to this subject"

**ADDITIONAL INFORMATION**  
Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Oil fired central heating. Council Tax- Band B. Possession - Vacant possession upon completion. **VIEWING ARRANGEMENTS - STRICTLY BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



**First Floor**  
Approx Area: 38.9 m<sup>2</sup> ... 419 ft<sup>2</sup>



**Workshop**  
Approx Area: 140 ft<sup>2</sup> ... 13.0 m<sup>2</sup>

6, Field Place, Mawnan Smith, TR11 5JE

Total Approx Area: 89.7 m<sup>2</sup> ... 965 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>71</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>49</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	

**Viewing** Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.