

FOR SALE



Tanglewood, Pendra Loweth, Maen Valley, Falmouth
Guide Price £170,000


MARTIN&CO

Tanglewood, Maen Valley, Falmouth

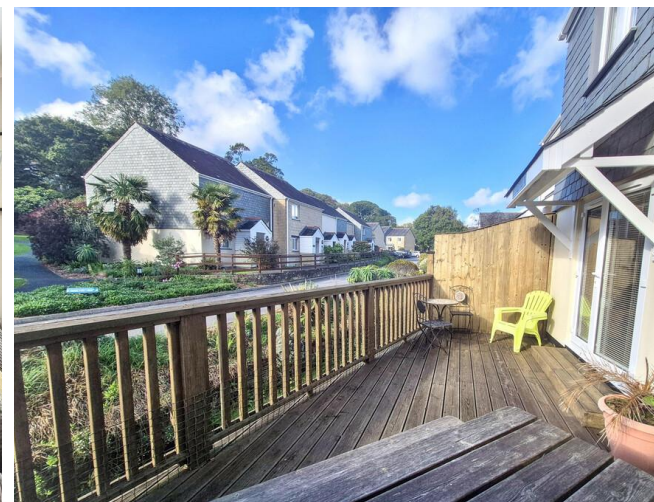
Guide Price £170,000

- HOLIDAY COTTAGE
- THREE DOUBLE BEDROOMS
- ENSUITE MASTER BEDROOM
- PRIVATE DECKED PATIO
- COMMUNAL LEISURE FACILITIES

‘Tanglewood’ is a delightful three double bedroom holiday cottage, very well presented, with a tranquil setting, next to a little stream, in this ever-popular holiday village at Pendra Loweth.

‘Tanglewood’ is a delightful three double bedroom holiday cottage, with a tranquil setting next to a little stream, in this ever-popular holiday village at Pendra Loweth. This property would be perfect for someone looking for either a second home, or an investor looking to generate a good return.

The property is presented in excellent condition, having only had family use by the current owner, although many properties here are let out on a more commercial basis, producing a healthy return.



The property is light and spacious, being well proportioned throughout. A spacious entrance hall with utility and storage cupboards leads through to an open plan kitchen/ dining/ and lounge with patio doors opening out onto a private decked terrace which overlooks the stream below, a lovely place to take in those summer evenings or enjoy a morning coffee. On the first floor there are three double bedrooms, with the master bedroom having an ensuite shower-room, and a separate family bathroom. The property has an allocated parking space in a small carpark adjacent to the terrace and there is visitor parking available nearby.

Pendra Loweth has many facilities for guests to use which include a gym, jacuzzi, small splash pool, soft play area for toddlers as well as an outside play area for children. A seasonal bar and restaurant are found in the clubhouse, also a laundry room, two tennis courts, numerous picnic areas with benches, and 3 electric car charging points are close at hand. A footpath and short walk through Pendra Loweth leads to the picturesque beaches of Maenporth and Swanpool.

Agent's Note - The properties within Pendra Loweth are for use as second homes or for holiday letting, and are not to be used as a permanent residence.

Tenure - 999 Year lease from 25 July 2000 with a share of the site freehold.

Service Charge: £3576.71 inc VAT for 2026 and includes management, upkeep of the grounds and gardens, use of the tennis courts, pool, gym, outdoor play area, soft play area and club house and buildings insurance.



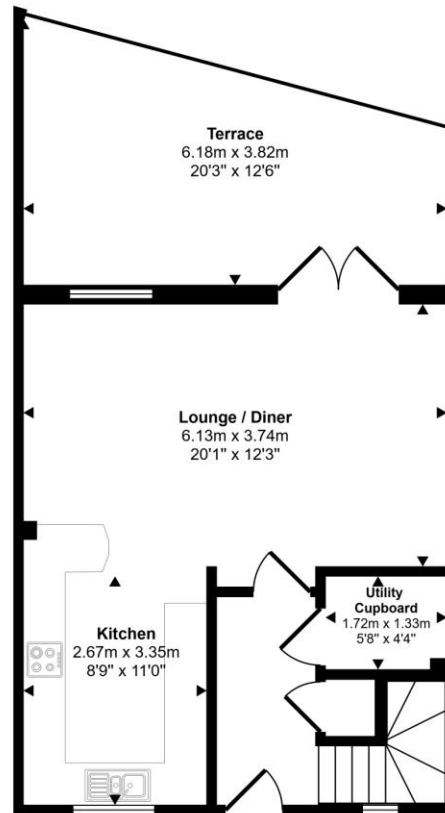
EPC D
Council Tax Band B
UPVC Double Glazing
Off Road Parking
Heating and Hot Water: Electric
Electric Supply : Mains/Metered
Water Supply: Mains/Metered
Drainage/Sewage Supply: Mains

Broadband : Ultrafast Broadband Available
Mobile Phone Coverage: O2 / EE / Three / Vodafone -
Please contact individual providers for further information.
Source : checker.ofcom.org.uk

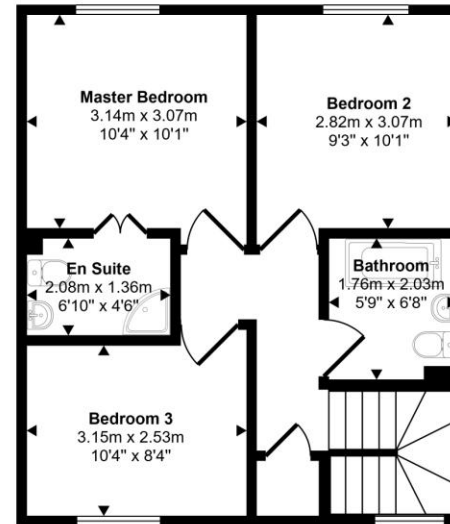
LOCATION Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of facilities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits with five beaches offering fabulous sea swimming, paddle boarding and coastal hiking opportunities. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
89 sq m / 956 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft



First Floor
Approx 44 sq m / 478 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.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.