

FOR SALE



Twinbrook Park, Goldenbank, Falmouth
Guide Price £200,000

MARTIN&CO

Twinbrook Park

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- MODERN PARK HOME
- PRIVATE PARKING
- READY TO MOVE INTO
- GAS CENTRAL HEATING
- MINIMUM AGE OF RESIDENTS 50

A spacious and modern two double bedroom park home, ready to move into, offering low-maintenance, comfortable living, in a peaceful, rural setting, close to Swanpool Beach and Nature Reserve.

The front door is accessed via a short flight of steps which takes you up to the front porch. Entering the property, there is a spacious, open-plan kitchen / dining room and lounge. There is a large, double-cupboard for coats and then the kitchen is fully fitted with a range of white painted shaker-style units, including a built-in oven, gas hob, integrated fridge-freezer, washing machine and dishwasher. A back door leads out to the rear courtyard.

The lounge area is spacious, with lots of natural light from triple aspect windows, including two box bays. As a central feature an electric fire adds cosiness for cooler days.



A door next to the kitchen leads into an inner hallway where there is a modern bathroom and two bedrooms, the principal bedroom having an ensuite shower room.

The bathroom has a three-piece suite, with a shower over bath and a folding shower screen. There is a vanity unit inset with a basin and a built-in shelving unit. The room is mostly tiled and has a window as well as an extractor fan.

The principal bedroom has a walk-in wardrobe, fitted with hanging rails and shelving units. There is also a shower room with a corner shower cubicle, WC and a vanity unit inset with basin. The second bedroom is a small double room, with a built-in wardrobe, chest of drawers and dressing table.

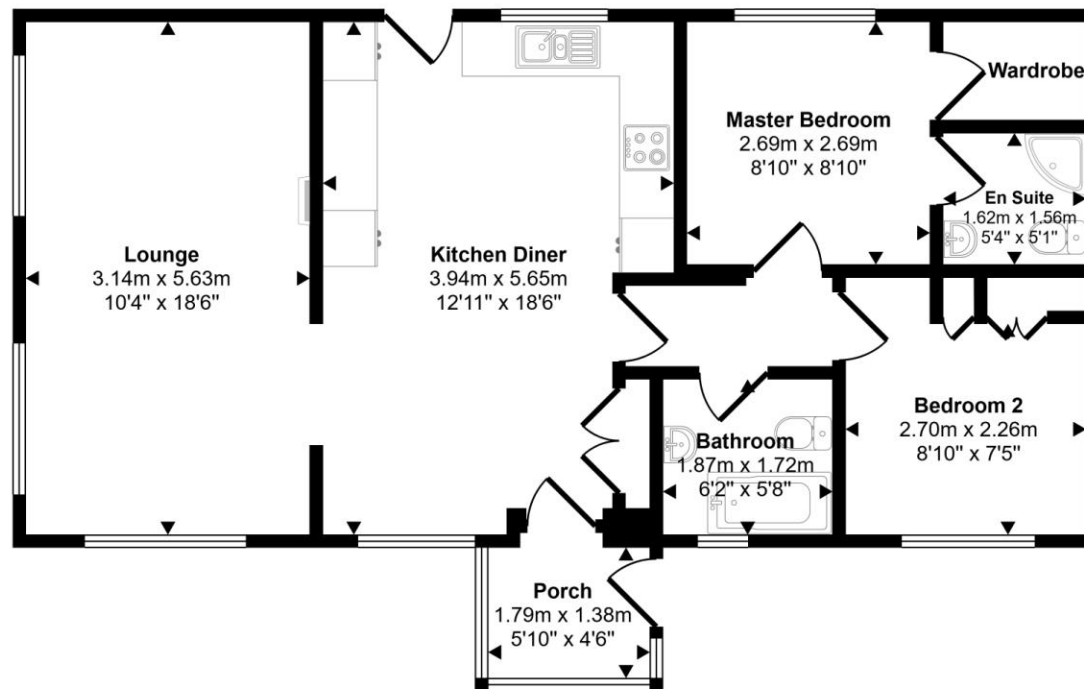
Externally, to one side there is a driveway area for parking, a small storage shed and an area for bin storage. A garden gate at the rear leads into the rear courtyard garden.

This modern park-home is well-maintained and ready to move into, 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
70 sq m / 749 sq ft



Additional Information:

OMAR – Regency Park Home

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

Built in 2017

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



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.