



Falmouth

A modern detached park home
Two bedrooms, open plan living area
Elevated location with views over the park
Balcony to the front
Recently fitted modern kitchen
Gas fired central heating
UPVC double glazing
Tiered gardens
Close to Swanpool beach and Falmouth Golf Club
Desirable park home site for the over 50's

Guide £140,000 Leasehold

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REF: SK7434



A modern detached park home that sits in an elevated location with a balcony having views looking over the site and countryside beyond.

This light and airy property offers open plan living with a recently fitted modern kitchen comprising of a range of wall and base units and a recently updated bathroom. The property also includes modern features such as UPVC double glazing and gas fired central heating, and is set within a well-established park home site near Swanpool and Maenporth beaches, Falmouth Golf Course on the outskirts of Falmouth.

The accommodation in brief comprises of an entrance hallway with doors leading to further accommodation, a beautifully fitted modern kitchen with a fantastic range of wall and base units, living area with a pleasant outlook via patio doors opening onto an enclosed balcony with views over the site. A nicely appointed bathroom comprising of a three piece suite with further doors leading to a double bedroom and a single bedroom. The property is surrounded by a low maintenance gravelled terrace gardens with a useful shed and parking area below.

Maen Valley provides a peaceful and picturesque location, ideal as a retirement destination 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, having easy access to Falmouth Golf Club and the popular 'Above the Bay' restaurant, Falmouth town centre and good transport links 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, Castle and Maenporth Beach a little further on.

An internal viewing is strongly recommended to appreciate this property's location within the site, for the views and finish.

THE ACCOMMODATION IN DETAIL

All dimensions approximate.

A path leads to a pleasant low maintenance tiered garden, with a path leading to the front door.

UPVC DOUBLE GLAZED COMPOSITE FRONT DOOR

Glazed panel and letter box opening onto:

HALLWAY

A textured cove ceiling with ceiling light, radiator, carpet, doors to the kitchen, bathroom and two bedrooms.

OPEN PLAN KITCHEN/LIVING AREA 4.34m (14'3") x 3.51m (11'6") In total

KITCHEN 3.51m (11'6") x 1.98m (6'6")

A beautiful recently fitted kitchen (2026) with a fantastic range of wall and base units comprising of cupboards and drawers, gloss grey doors with metal door furniture, granite slate effect roll top work surface with a tiled splashback, inset designer style sink with drainer and mixer tap, four ring gas hob, extractor canopy over, stainless steel oven, recess and plumbing for dishwasher, washing machine, and fridge, concealed wall mounted gas boiler providing central heating and hot water, UPVC double glazed window to the side, spotlights and finished with a laminated floor.



LIVING AREA 3.51m (11'6") x 2.34m (7'8")

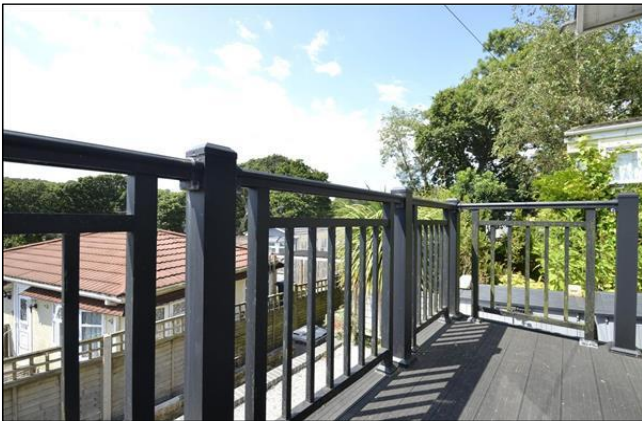
Feature UPVC patio doors open onto a raised decking area, enjoying views over the park and the countryside beyond, UPVC double glazed window to the side overlooking the garden, radiator, ceiling light and finished with a carpet.





BALCONY

A pleasant, enclosed balcony with composite decking enjoys views over the site, open countryside and woodland beyond.



BATHROOM 2.59m (8'6") x 1.45m (4'9")

A nicely appointed bathroom comprising of a modern three piece suite, a panelled bath with waterproof quartz surround, low level wc with push button flush, pedestal hand wash basin, textured cove ceiling with spotlights, extractor fan, UPVC double glazed window to the side and finished with a laminate floor.



BEDROOM ONE 3.51m (11'6") x 2.16m (7'1")

UPVC double glazed window to the side, double wardrobes, radiator, textured cove ceiling with ceiling light and finished with a laminate floor. (due to be refurbished)



BEDROOM TWO 1.40m (4'7") x 2.45m (8'0")

UPVC double glazed window to the side, textured cove ceiling with ceiling light, loft trap with access to storage space, built-in cupboard, radiator and finished with a carpet. (due to be refurbished)

OUTSIDE

The property enjoys a pleasant low maintenance garden to the front and side of the property. This area has a variety of tiered low maintenance areas, and a garden shed/store with a further area of garden behind it. This area could be redesigned for the future owner's preference.



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.



PARKING

Below the property there is a parking bay with allocated parking for residents.

SERVICES Gas, electricity and water via the park owners

COUNCIL TAX BAND A

TENURE Leasehold £231 per calendar month – site fees.

AGENTS NOTE The residential park is suitable for buyers over the age of 50 with no dependent children.

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.

