



1 Goldenbank Park, Goldenbank, Falmouth, TR11 5BH

Guide Price
£189,950

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Falmouth, TR11 5BH

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Falmouth, less than a mile from
Twinbrook Park

Council Tax Band: A

Tenure: Leasehold

Property Type: Park Home

Bedrooms: 2

Bathrooms: 2

Receptions: 1

A fantastic opportunity to purchase a brand new, modern two bedroom park home, built to a high specification with stylish contemporary finishes throughout.

- A brand new detached park home
- Finished to a high specification
- Two bedrooms, master en-suite
- Open plan living area
- UPVC double glazing & LPG central heating
- Neutral modern fitted kitchen & bathrooms
- Popular location on the outskirts of Falmouth
- Low maintenance landscaped gardens
- Viewing highly recommended
- Sold with 'no onward chain'



Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Situated within the popular Goldenbank Park, an established residential development for the over 50s on the outskirts of Falmouth, the property offers comfortable, low maintenance living in a peaceful setting. The town centre is readily accessible by bus, while Penmere Railway Station provides convenient rail links to the cathedral city of Truro and beyond.

The property is also ideally placed for enjoying some of the area's beautiful beaches and coastal attractions, including Swanpool Beach, with its lake and nature reserve, together with the spectacular seafront at Gyllyngvase Beach and Castle Beach, both within easy reach.

The accommodation briefly comprises a welcoming open-plan living space with an impressive vaulted ceiling, a stylish contemporary kitchen with integrated appliances, two bedrooms, (master bedroom with en-suite shower room) and a further family bathroom.

This brand new park home is offered for sale fully furnished, providing the added benefit of a stylish, ready to move into home with no need for the additional expense or inconvenience of furnishing.

As our clients' sole agents, we highly recommend an internal viewing.

ACCOMMODATION COMPRISES

UPVC double glazed front door opens into a spacious open plan entrance hallway, lounge/dining area.

LOUNGE/DINING AREA - 8.1m x 5.77m (26'7" x 18'11")

An L-shaped room with impressive vaulted ceiling, UPVC double glazed windows, fully carpeted, inset ceiling spotlights.

KITCHEN - 2.51m x 2.79m (8'3" x 9'2")

UPVC double-glazed window and a contemporary fitted kitchen comprising a range of matching wall and base units with chrome handles, complemented by roll-top work surfaces to three sides. Integrated appliances include a dishwasher, washing machine and fridge freezer, together with an eye-level electric oven, electric hob and extractor fan over. Cupboard housing the boiler, finished with practical lino flooring.

FAMILY BATHROOM

A white suite comprising of a low level wc, bath with shower over, half tiled, chrome ladder style towel rail, white sink with vanity unit with chrome mixer tap, inset ceiling spotlights, UPVC full length frosted double glazed window.

BEDROOM ONE - 2.9m x 2.79m (9'6" x 9'2")

The principle bedroom benefits from a modern en-suite shower room, a walk in wardrobe, inset ceiling spotlights, radiator, fitted carpet and UPVC double glazed window.

ENSUITE

UPVC double glazed window, modern suite with shower cubicle and glass surround, low level wc, vanity sink with chrome mixer tap and cupboard under providing useful storage, inset spotlights, lino flooring and chrome towel rail.

BEDROOM TWO - 3.51m x 2.79m (11'6" x 9'2")

With dual aspect UPVC double glazed windows, inset ceiling spotlights, built in wardrobe with sliding door, fitted carpet and radiator.

COUNCIL TAX

Band A

SITE FEES

Site fees are £200.00 per month.

SERVICES

Mains water and sewage are connected, with charges payable directly to the site office. Electricity is operated on a pay-as-you-go basis. LPG bottled gas is supplied via a provider of your choice.

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.



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 Kimberley's



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