



Falmouth

A detached 2/3 bedroom park home
Elevated plot with a good degree of privacy
Impressive views over Maen Valley to the countryside
Established well run desirable site
Off road tandem parking for two cars
Manageable private gardens and patios
Light and airy spacious flexible accommodation
Gas central heating, recently fitted modern bathroom
Much improvement from current vendor, would benefit from further improvement
Residential Park, ideal for the over 50's buyer

Guide £125,000 Leasehold

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REF: SK7358



A detached spacious and well proportioned park home situated on an elevated prime position with far reaching views over Maen Valley and the countryside in the distance.

The property has undergone much improvement by the current vendor with many features including new contemporary bathroom, however there is still scope for purchasers to update further if desirable.

The property has been extended and offers flexible bungalow living with the accommodation in brief comprising of two/three bedrooms, a large kitchen diner with a fitted kitchen and dining area, living room/reception room 1 and a further living space/bedroom three with patio doors opening onto the rear gardens, sunroom, porch, inner hallway, modern bathroom with three piece suite and two further generous bedrooms. Outside the home sits on elevated grounds which are of low maintenance with a secluded courtyard garden to the front and a large rear, tiered patio garden which enjoys a good degree of privacy as it backs onto woodland/countryside. To the front of the property there is off road parking for two cars.

Maen Valley provides a peaceful and picturesque location ideal as a retirement destination or for someone downsizing from a larger home, set in a community for the over 50's on Falmouth's outer fringes with easy access to Maenporth and Swanpool Beaches, Falmouth Golf Club and Falmouth town centre.

Located on the outer fringes of Falmouth town centre, the property is also convenient for Swanpool Beach with its lake, nature reserve and spectacular **sea front, boasting its 'blue flag' beach at Gyllyngvase** and Castle Beach, a little further along. The property is also convenient for Falmouth Golf club and the popular **'Above the Bay' restaurant along with good transport links via Penmere train station to the cathedral city of Truro.**

THE ACCOMMODATION COMPRISES:

Driveway with off road parking for two cars in tandem, a path leads to the gate with an enclosed garden with elevated rural views, steps lead up to:

DOUBLE GLAZED FRONT DOOR WITH LETTER BOX

ENTRANCE PORCH/SUNROOM 3.51m (11'6") x 0.97m (3'2")

A large picture UPVC double glazed window looking over Maen Valley and the countryside beyond, wall light finished with a vinyl floor.

DOUBLE GLAZED SLIDING PATIO DOORS

Opening onto:

MAIN HALLWAY

Ceiling light, concealed fuse box, new carpet, doors to kitchen, bathroom and two bedrooms.

KITCHEN/DINING ROOM/SUNROOM/UTILITY AREA 4.67m (15'4") x 7.16m (23'6") maximum measurement

A large light and airy dual aspect room with large picture UPVC double glazed windows overlooking Maen Valley and the countryside beyond.

A traditional fitted kitchen with a wide range of wall and base units, with cupboards and drawers with wood doors, serpentine effect roll top work surfaces with tiled splash back, incorporating a stainless steel sink with drainer and mixer tap. Built in electric oven with four ring gas hob over, recess for dishwasher, cupboards housing a modern gas combi boiler providing domestic hot water and central heating facilities, radiator, coat cupboard with storage within. Utility with worktop, plumbing for a washing machine, strip light and extractor finished with a vinyl floor, door to rear garden and door to the living room.



LIVING ROOM/RECEPTION ROOM 1 3.66m (12'0") x 3.58m (11'9")

Feature fireplace with a brick surround currently housing a stainless steel electric fire, built in storage area with shelves, double glazed sliding patio doors with views, ceiling light, finished with a new carpet.



DINING ROOM/BEDROOM 3/RECEPTION 2 3.53m (11'7") x 2.69m (8'10")

A light and airy room with UPVC double glazed windows with views, and a large UPVC patio door opening onto the patio area, wall light, radiator and finished with a new carpet.



BEDROOM TWO 2.59m (8'6") x 2.44m (8'0")

UPVC double glazed window to the rear, radiator, ceiling light and finished with a new carpet.



BATHROOM 2.59m (8'6") x 1.68m (5'6")

A beautifully fitted new modern bathroom comprising of a three piece suite, a bath with shower over and glass screen, low level wc with push button flush and a modern sink with mixer tap and storage cupboards under, radiator electric shower, frosted double glazed window, ceiling light and finished with a new vinyl floor.



BEDROOM ONE 3.56m (11'8") x 3.05m (10'0")

A double bedroom with UPVC double glazed windows with views, radiator, finished with a new carpet.

OUTSIDE

To the front there is a courtyard garden laid to shingle that provides a secluded spot, outside water tap, from here a paved area leads to the porch and runs alongside the property providing access to the rear.

REAR GARDEN

Enjoys a secluded rear garden with a good degree of privacy that backs onto open countryside and comprises of a range of patio areas with steps leading up to a further area where there is space and hard standing for a shed. This area is a lovely spot to sit and enjoy the wonderful views across Maen Valley, fencing and hedging to the boundary.



PARKING

As previously mentioned, the property has off road parking for two cars in tandem.

GARDEN SHED

Of timber construction with window to the side.

SERVICES

Gas, electric and water provided through the park owners.

COUNCIL TAX Band A.

SITE FEES £231 per calendar month.

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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