18 Castle View Park

Mawnan Smith, Falmouth,
TR11 5HB

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED SPLIT-LEVEL BUNGALOW IN SOUGHT-AFTER RESIDENTIAL LOCATION

A detached 3-4 bedroom property arranged on two floors and with potential to create a self-contained annexe. Also having the rare advantage of a rear entrance driveway leading to a wide parking area for several vehicles and including space for a boat or caravan. Views out over adjoining fields and countryside and easily within walking distance of village amenities.

Early possession available and sold with "No Chain".

Council tax- E. Freehold. EPC - E

Guide Price £575,000

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GENERAL REMARKS AND LOCATION

Castle View Park is a well-established development of individual properties approached off Carlidnack Road close to the centre of Mawnan Smith village. Number 18 lies in the lower part of the development and occupies a much larger plot than might be expected due to a private rear driveway opening into a wide parking area and garden at the rear. The property is within easy walking distance of most village facilities. It also enjoys an open outlook with views to the farmland bordering the village and across the countryside towards the Helford estuary .

The bungalow is detached and arranged on the split-level principle. It affords 3 bedrooms, bathroom, a really splendid combined sitting/dining room and kitchen on the upper ground floor and with stairs down to the lower ground floor and a fourth bedroom with en-suite facilities plus a garage and a huge undercroft. Whilst ideal for anyone seeking an easy-to-run retirement home the property may well appeal to those wanting to create a self-contained annexe on the lower floor for letting or a dependent relative. This lower ground floor suite has been utilised for Airbnb in the past.

There are a number of amenities within the village including the thatched Red Lion pub, garage, village hall, coffee shop, village store church, junior school and regular bus service to Falmouth which is about 5 miles away. The area abounds with beautiful rural and creekside walks and especially along the nearby Helford River and South West Coast Path. The gardens of Trebah and adjacent Glendurgan are both about a mile up the road on the edge of the village.

THE BUNGALOW

The bungalow has mainly rendered and painted elevations with some stone cladding under a plain tile roof with upvc soffits. Windows are double glazed and internally there is a comprehensive system of oil fired central heating. There is also an internal air exchange system.

In greater detail the accommodation comprises (all measurements are approximate):

Upper Ground Floor

ENTRANCE VESTIBULE

with parquet floor and glazed door to;

HALLWAY

with 2 radiators and access to loft space. Air exchange unit and Airing cupboard with hot water cylinder and electric immersion heater. Door opening to stairway to lower ground floor and with built-in store cupboard above.

SITTING/DINING ROOM

7.14m x 4.27m (23'5" x 14')

a really splendid triple-aspect room with views to the fields and wooded countryside beyond. 2 radiators, 2 illuminated wall niches and 2 uplighters.

KITCHEN

3.63m x 3.01m (11'10" x 9'10")

a dual aspect room fitted with a range of units comprising base cupboards and drawers, wall mounted storage cupboards and work surface area with sink and drainer inset. Radiator, 4 ring electric cooker, fitted cooker head and space/plumbing for dishwasher.

BEDROOM 1
4.50m x 3.51m (14'9" x 11'6")
a dual-aspect room with built-in wardrobes and 2 radiators.

BEDROOM 2
3.51m x 3.51m (11'6" x 11'6")
with built-in wardrobe and radiator.

BEDROOM 3
3.53m x 2.21m (11'7" x 7'3")
currently used as an office and with fitted desk unit. Radiator.

BATHROOM
with oval bath, separate tiled shower cubicle with electric Mira shower fitting, wash hand basin and wc. Tiled floor and ladder rack radiator.

Lower Ground Floor

BEDROOM 4
4.60m x 3.02m (15'1" x 9'11")
with french doors opening to a paved terrace. Radiator and access to ensuite SHOWER ROOM with shower cubicle and Mira shower fitting, wash hand basin and wc. Tiled floor and ladder rack radiator.

COMBINED GARAGE AND UTILITY
23'5" x 14' max (75'5"'16'4"" x 45'11"' max)
with the utility area accessed from a side pedestrian door and with plumbing for washing machine. The garage has an electric up and over door, workbench and shelving and an additional pedestrian entrance. From the garage there is also access to a very large undercroft currently providing tremendous storage but possibly with further potential.

OUTSIDE
The GARDEN at the front of the property lies on either side of a pathway with steps leading down to the front entrance. Much of the garden is planted with shrubs for minimal maintenance including heathers, camellias and rhododendrons, roses, twisted hazel, pittosporum and even a palm.

From a slip road opening off the Castle View Park roadway there is access to the rear of the bungalow by virtue of a private drive. This leads into a parking area for several vehicles and is ideal for anyone needing space for a boat or a caravan. Alongside the parking area there is a wide paved terrace and pathways up to the front garden.

SERVICES
Mains water, electricity and drainage are connected. Oil fired central heating as previously mentioned.
NB The electrical system and appliances have not been tested by the agents.

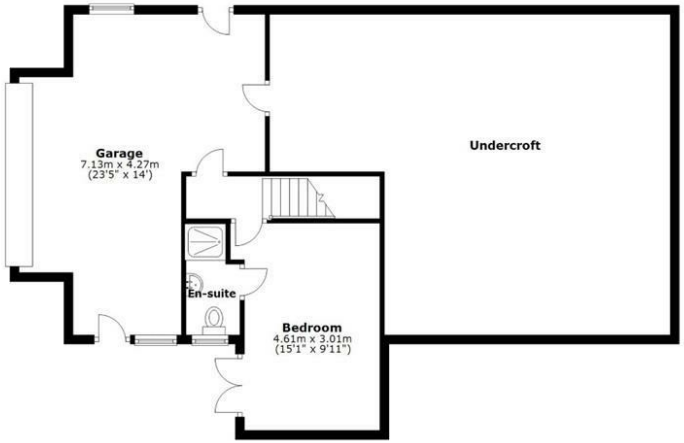
DATA PROTECTION
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX
Council Tax Band - E

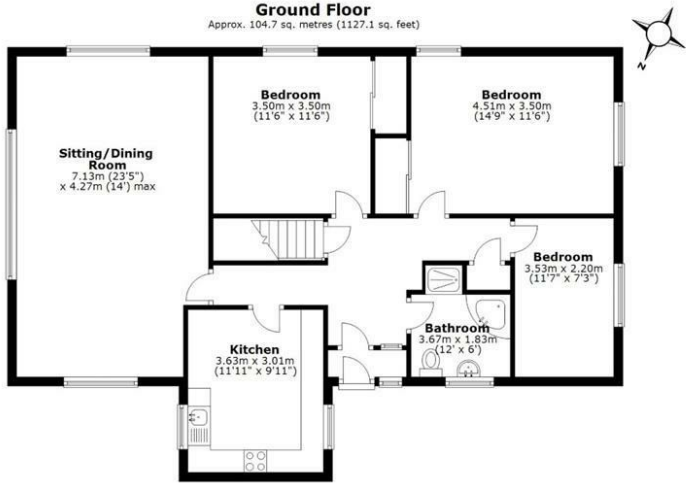
VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS
The property is easy to locate. When proceeding down into the village along the main route from the Falmouth direction take the left turning into Carlidnack Road almost opposite the village shop. Continue along this road for a short distance and the turning into Castle View Park will be on the right hand (there are two right hand turnings into Castle View Park) . Number 18 is in the lower part of the development.

Lower Ground Floor
Approx. 106.3 sq. metres (1144.1 sq. feet)



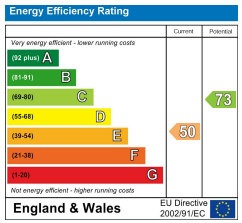
Ground Floor
Approx. 104.7 sq. metres (1127.1 sq. feet)

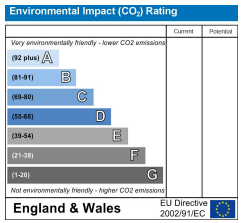


Total area: approx. 211.0 sq. metres (2271.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

18 Castle View Park, Mawnan Smith





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