Kimberley's

The adventure starts Here...



18/57 Maen Valley, Falmouth, TR11 5BJ

Guide Price £135,000 Leasehold

An extended, detached park home offering spacious and well proportioned accommodation which is offered for sale in excellent decorative order with many modern features including UPVC double glazing and gas central heating, set in a well established park home site near Swanpool Beach.

- A detached park home
- Two bedrooms, bathroom
- UPVC double glazing, gas central heating
- Extension offering spacious, light accommodation
- Close proximity to Swanpool Beach and the coastal paths
- Presented to a good standard throughout
- Lounge, modern fitted kitchen
- Manageable private gardens and patios
- Popular location on the outskirts of Falmouth
- Desirable park home site for the over 50's

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

The property is offered for sale in good condition and has been extended in the past to further enhance the properties accommodation that works better for the home owner.

The accommodation in brief comprises; entrance area/utility room, kitchen/diner, dining area with patio doors opening to the side garden, separate dual aspect living room, family bathroom and two bedrooms. Outside, the property sits on its own level plot with a wrap around garden comprising of patios, decking and a small selection of plants and shrubs, all offering a good degree of privacy.

Maen Valley provides a peaceful and picturesque location ideal as a retirement destination or 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 its 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 and Castle Beach a little further along.

An internal viewing is strongly recommended to appreciate this properties presentation and what it has to offer.

THE ACCOMMODATION COMPRISES:
All dimensions approximate.
From a parking area a gateway with path leads to the patio area and to the side where the front door can be found.

UPVC DOUBLE GLAZED FRONT DOOR
With letterbox and glazed side panel opens onto:

UTILITY ROOM - 2.08m x 1.17m (6'10" x 3'10")
UPVC double glazed window to the side, radiator, area with plumbing and power for washing machine and dryer, wall mounted gas combi boiler providing domestic hot water and central heating facilities, plastered ceiling with down lights, finished with a wood floor, pair of doors opening to dining area.

KITCHEN/DINER - 5.79m x 2.82m (19'0" x 9'3")
KITCHEN AREA - 2.87m x 2.06m (9'5" x 6'9")
A traditional kitchen with a good range of wall and base units comprising of cupboards and drawers with shaker style doors and metal door furniture, wrap around work top with tiled splash back incorporating a circular sink with drainer and mixer tap, four-ring electric hob with stainless steel extractor canopy over, stainless steel electric oven, recess for slimline dishwasher, plastered ceiling with downlights, UPVC double glazed window to the side, finished with a timber floor.

DINING AREA - 2.74m x 2.74m (9'0" x 9'0")
A pair of UPVC double glazed patio doors opening onto the patio, plastered ceiling with downlights, radiator, timber floor, glazed doors opening onto the living room, further doors lead to the bathroom and bedrooms.

LIVING ROOM - 3.51m x 3.05m (11'6" x 10'0")
A dual aspect room with UPVC double glazed windows overlooking the front and the side of the property, plastered ceiling with downlights, radiator, finished with a carpet.

SHOWER ROOM
A nicely appointed modern shower room which comprises of a three piece suite having a shower enclosure with chrome shower with drench head and glazed screens, wash hand basin set on a vanity unit and a low-level wc with push button flush, heated chrome towel rail and separate radiator, UPVC double glazed frosted window, plastered ceiling with downlights and extractor fan.

BEDROOM ONE - 3.61m x 2.44m (11'10" x 8'0")
maximum measurements.
A double bedroom fitted with a range of built-in bedroom furniture including wardrobes with louvre doors, clothes rail and storage within, UPVC double glazed window, radiator, plastered ceiling with spotlights and finished with a carpet.

BEDROOM TWO - 2.21m x 2.01m (7'3" x 6'7")
A single room with built-in bedroom furniture including a wardrobe with clothes rail and storage within, UPVC double glazed window, radiator, plastered ceiling with spotlights and finished with a carpet.









OUTSIDE
The property sits in the middle of a plot with patio areas and decking to the rear with plant and shrub borders.

PARKING
Opposite the property is a parking bay.

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.

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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