



Falmouth

- A detached park home
- Popular residential location
- Ideal for buyers over the age of 50
- Elevated plot within a well run park
- Open plan kitchen/living room with balcony
- Two bedrooms & shower room
- UPVC double glazing
- Low maintenance side garden
- Allocated parking space
- No onward chain



Guide £125,000

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK6745



An ideal opportunity to own this detached park home situated in an elevated position in the beautiful well managed development of Maen Valley which is within easy reach of Swanpool Beach, Falmouth Golf Club and Falmouth town centre.

Maen Valley provides a peaceful and picturesque location and is available to purchasers over the age of 50 which makes this an ideal retirement destination or for someone wishing to downsize.

The property offers bungalow like living with accommodation comprising; two bedrooms, fitted kitchen, dining area, good sized sitting room and shower room/wc combined. Outside the property there are gardens and an allocated parking space. The property has UPVC double glazed windows and is being offered for sale with 'no onward chain'.

Falmouth is a vibrant bustling town with an eclectic range of independent shops, restaurants, bars and cafes and plays host to a number of festivals throughout the year including The Sea Shanty Festival, Oyster Festival and during the second week in August, Falmouth Week which is high on the sailing calendar with its races and shoreside events. Just a short distance away from the town is the Princess Pavilion and gardens, both Gyllyngvase and Castle Beaches and a little further afield Swanpool Beach with its popular cafe.

THE ACCOMMODATION COMPRISES:

LOUNGE AND OPEN PLAN KITCHEN 4.34m (14'3") x 3.48m (11'5")

Two windows to the side aspect, double glazed patio doors to front aspect, electric fireplace, TV aerial point, radiator and wood flooring.



FITTED KITCHEN

The kitchen comprises of matching wall and base units, work surfaces, stainless steel sink unit with drainer, part tiling to walls, electric oven with gas hob and cooker hood over, space for refrigerator/freezer, plumbing for washing machine, boiler, double glazed windows to the side aspect.



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.



BEDROOM ONE 3.45m (11'4") x 2.13m (7'0")

Having a double glazed window to the side aspect, fitted wardrobes, radiator, wood flooring.



BEDROOM TWO 2.57m (8'5") x 1.35m (4'5")

Double glazed windows to the side aspect, fitted wardrobes, roof access, radiator and wood flooring.



SHOWER ROOM 2.57m (8'5") x 1.42m (4'8")

Double glazed window to the side aspect. Fitted with a shower cubicle, low flush wc, wash hand basin, extractor fan, radiator and laminated wood flooring.



OUTSIDE

The property is set on an elevated plot with gardens and allocated parking.

SERVICES Mains drainage, water, gas and electricity.

COUNCIL TAX Band A.

SITE FEES £185 per 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.

Viewing strictly by appointment

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