



Falmouth

A superb almost new park home
Popular Wentwood single luxury design
Set on one of Falmouth's premier parks
Perfect for the over 50's buyer
Secluded, well managed location
LPG gas heating, UPVC double glazing
Two bedrooms, luxurious shower room
Open plan kitchen/living area
Double parking and manageable gardens
Beautiful wooded setting near walks



Guide £155,000

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REF: SK6978



A great opportunity to own this almost new Wentwood single luxury detached park home which is set on this beautiful, well maintained development at Maen Valley on the outer fringes of Falmouth and within easy driving distance of Falmouth Golf Club, the town centre, Maenporth and Swanpool Beaches, local amenities and miles of coastal walks right on your doorstep.

This superb, detached park home was new in January 2022 and is presented to a very high standard by our fastidious clients and this offers potential buyers the opportunity to move in and live from the moment you become owners. Maen Valley provides a peaceful, picturesque location with this particular home in a small close of just two properties and facing a lightly wooded area. This home is perfect for the over 50's buyers looking to retire or for someone downsizing from a larger home.

As you would expect, the property is packed with features including LPG gas central heating by radiators, UPVC double glazed windows and doors, a fitted kitchen with some built-in appliances and a luxuriously appointed shower room/wc in white. The accommodation includes a reception hall, open plan living/dining room and fitted kitchen with plenty of light from the twin aspect, two bedrooms (both with built-in wardrobes) and the shower room/wc combined. Outside the property, at the front, there is a raised decking area, a paved garden to the side with useful block built store and on the far side, a double driveway with parking space for two generous vehicles.

As our clients sole agents, we thoroughly recommend an immediate viewing to secure this delightful park home.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

A UPVC and composite double glazed front door with frosted privacy panels and matching panels either side take you into:

RECEPTION HALL

With fitted carpet, radiator, full length UPVC double glazed window overlooking the front aspect, inset ceiling spotlights, access to all rooms.

LUXURY KITCHEN/DINING ROOM 3.07m (10'1") x 2.36m (7'9")

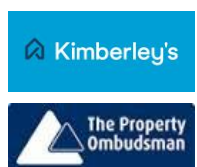
Well equipped with a full range of matching wall and base units in white, marble effect roll top work surfaces, white complementary metro tiling and over counter lighting over, a range of built-in appliances including a stainless steel four-ring LPG gas hob, single fan assisted oven under and stainless steel extractor hood over, refrigerator and freezer, cupboard housing Ariston gas central heating boiler, single drainer stainless steel sink unit with cutlery drainer and easy-on mixer tap, inset ceiling spotlights, a bright dual aspect with double glazed window overlooking the rear and large double glazed sliding patio doors with fixed side panel enjoying super views across the front decking to the lightly wooded area, vinyl flooring to the kitchen and continuous fitted carpet to the dining room and sitting room areas, open plan to:



SITTING ROOM 3.15m (10'4") x 3.10m (10'2")

A superb dual aspect reception room with corner wrap around full length UPVC double glazed windows overlooking the front aspect to light woodland, a focal point light wood fireplace and space for a woodburning stove electric fire, two double radiators, TV aerial point, pitched roof with inset ceiling spotlights.

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 2.49m (8'2") x 2.46m (8'1") measured to wardrobe front.

A lovely bedroom with double glazed windows enjoying a very pleasant aspect to the front of the property, twin double fitted wardrobe cupboards with part mirrored doors, over bed storage area and matching bedside cabinets, central ceiling light, radiator, fitted carpet, four-panelled internal doors.



BEDROOM TWO 2.16m (7'1") x 1.96m (6'5")

A single bedroom with a double glazed window overlooking the rear, single fitted wardrobe cupboard, nest of drawers and overbed storage, fitted carpet, coved cornicing, access to insulated loft space, four-panelled internal door.



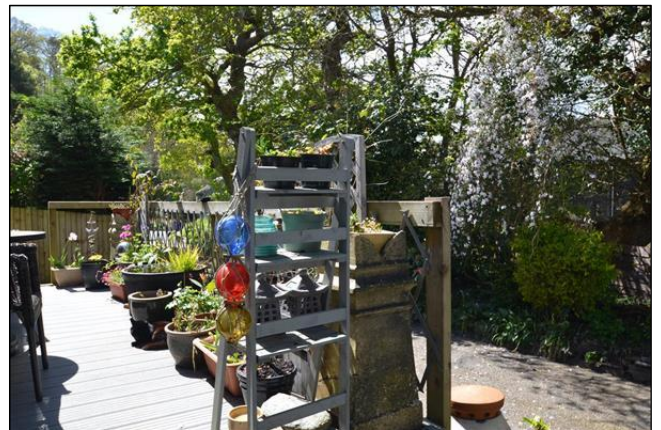
SHOWER ROOM 2.06m (6'9") x 1.35m (4'5")

Luxuriously appointed with a white suite comprising; double shower cubicle with waterproof panelled walls, chrome mixer shower and sliding glass screening, wall mounted China wash hand basin set on a vanity unit, fitted mirror and glass shelf over, frosted double glazed window, vinyl flooring, radiator, low flush wc.

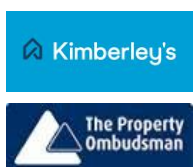


OUTSIDE

A short driveway serves this property and the next door neighbour and has a lightly wooded area as a boundary to the left and as you approach the unit, there is a driveway on the right hand side where our client is able to park two generous vehicles in tandem. At the front of the property there is a delightful, raised decking area with steps on both sides with safety rails making this an ideal place to relax and enjoy the afternoon sunshine. A gravel pathway leads to the left hand side with well stocked flowerbeds and this patio area is a another great place to sit and enjoy the afternoon sunshine. There is a block built store measuring 3.35m (11'0") x 2.13m (7'0") with multi-paned window, plumbing for washing machine, lighting and power. A gravel pathway continues to the rear of the unit with well stocked flowerbeds, plants and shrubs and a pedestrian gate leading to the road behind.



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SERVICES

LPG gas by bottle for the central heating and cooking, mains drainage, water and electricity. Service charge is £222.90 pcm.

COUNCIL TAX Band A.

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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