



Falmouth

An end of terrace holiday let
Spacious lounge with enclosed, decked veranda
Oak fronted fully fitted kitchen with appliances
Three good sized bedrooms (principal en-suite)
Bathroom with three piece suite & separate cloakroom
UPVC double glazing, gas central heating throughout
Ideally located close to Falmouth Golf Club & Swanpool Beach
Private parking space and visitors parking
Extremely well presented throughout
Being sold with the benefit of 'no onward chain'

Guide £265,000 Leasehold

ENERGY EFFICIENCY RATING
BAND D

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REF: SK7365



A very well presented, three bedroom holiday let, conveniently located within easy reach of Falmouth Golf Club, there is direct access to the coast path across the golf course (via a permissive path) Swanpool Beach and Nature Reserve and a short walk to Gyllyngvase Beach.

This lovely holiday home is well equipped and has spacious accommodation comprising; a spacious open plan lounge/diner, kitchen, and cloakroom to the ground floor and to the first floor there are three good sized bedrooms (principal en-suite) and a family bathroom.

Birch is set within a popular location close to Falmouth Golf Club, Swanpool Beach and Nature Reserve, it is part of a development of just twelve properties on a former farm site, a cul-de-sac at the end of a quiet access lane. The bustling harbourside town of Falmouth is popular with locals and visitors alike and offers many retail and recreational facilities including The Princess Pavilion Gardens and Theatre, The Poly Theatre, The National Maritime Museum and a multi-screen cinema. Throughout the year Falmouth plays host to a number of festivals including The Sea Shanty and Oyster Festivals plus Falmouth Week with its sailing and shoreside events. Falmouth's famous sea front is always a hive of activity with walks around Pendennis Point and along the sea front taking you past Castle and Gyllyngvase Beaches.

As the vendors sole agents, we highly recommend an early appointment to avoid disappointment.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

From the parking area there is a concrete block pathway leading to the front door and an area of shingle around the side leading to the rear decked veranda which has fabulous views overlooking farmland to Falmouth Golf Club.

DOUBLE GLAZED DOOR WITH LIGHT PANEL TO:

ENTRANCE HALL

With radiator, electric consumer unit, inset ceiling spotlights, stairs to first floor landing.

CLOAKROOM 1.93m (6'4") x 0.99m (3'3")

With a white suite comprising; low level flush wc, pedestal wash hand basin with chrome mixer tap, radiator, UPVC double glazed window, tiled flooring, ceiling light.



KITCHEN 2.72m (8'11") x 3.12m (10'3")

A well appointed fitted kitchen comprising a range of oak fronted wall and base units with stainless steel handles and black roll top work surfaces over, inset single oven, stainless steel gas hob with stainless steel splashback and extractor fan above, inset 1 1/2 bowl stainless steel sink with drainer and mixer tap, integrated appliances including refrigerator/freezer, dishwasher and washing machine. inset ceiling spotlights, ceramic tiled flooring, UPVC double glazed window with roller blind overlooking the front.



LOUNGE 5.26m (17'3") x 5.28m (17'4")

A spacious light, bright and airy lounge with a UPVC double glazed window with roller blind overlooking the rear and UPVC double glazed patio door giving access to the enclosed decked veranda, hard wood flooring, two pendant lights, radiator, space for dining table and chairs, enclosed storage cupboard, TV aerial point, four stainless steel wall lights.



FROM HALLWAY STAIRS TO FIRST FLOOR LANDING

With oak handrail, carpet, inset ceiling spotlights, radiator, access to partially boarded attic space, large storage cupboard.

BEDROOM ONE 3.78m (12'5") x 2.79m (9'2")

With UPVC double glazed window overlooking the rear aspect with countryside view to the golf course, elevated ceiling with pendant light, radiator, carpet, door to:



EN-SUITE 2.21m (7'3") x 1.37m (4'6")

Walk-in shower cubicle with Mira electric shower, corner low flush wc, corner wash hand basin with chrome mixer tap and mirrored cabinet above, radiator, chrome towel rail, shaver point, fully tiled walls.



BEDROOM TWO 2.36m (7'9") x 2.54m (8'4")

With UPVC double glazed window overlooking the rear, elevated ceiling with pendant light, carpet, radiator.



BEDROOM THREE 3.07m (10'1") x 3.12m (10'3")

UPVC double glazed window overlooking the front aspect, elevated ceiling with pendant light, radiator, carpet.



FAMILY BATHROOM 2.06m (6'9") x 1.93m (6'4")

Fitted with a white suite comprising panelled bath with wood effect panel, shower and shower screen, low-level flush wc, pedestal wash hand basin with chrome mixer tap, fully tiled, vanity mirror, UPVC window, fully tiled walls, inset ceiling spotlights, chrome ladder style towel rail.



OUTSIDE

To the front there is a brick paved pathway leading to the front door. To the side of the property there is an area of shingle that leads to a wooden gate that gives access to the rear. To the rear there is an enclosed wooden decked area that backs countryside and overlooks Falmouth Golf Club. There is a designated parking space close to the property as well as additional visitor spaces if needed.



SERVICES

Mains water and drainage, electricity, gas and full-fibre broadband.

COUNCIL TAX - Business rates - £1,362 per annum.

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.



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.

