



MAP estate agents
Putting your home on the map

Tinnars Way
Falmouth

Tinners Way, Swanvale Falmouth

Swanpool Beach 1.2 miles | Falmouth Town 2 miles | Truro centre 12 miles | Newquay Airport 34 miles | Exeter M5 97 miles
(Distances are approximate)

This sizeable four bedroom detached house has accommodation arranged over three floors and the rooms to the rear enjoy sea views across to Swanpool Beach.

Entrance hallway | Dual aspect lounge | Dual aspect kitchen/diner | Four bedrooms, principal with en-suite shower room | Family bathroom | Second floor shower room | Ground floor cloakroom | Sea view from the rear on the first and second floors | Double garage with eaves storage space | Driveway parking | Gardens

£515,000
Freehold



Description

The accommodation is arranged over three floors with a lounge and kitchen/diner and a cloakroom on the ground floor, on the first floor are two double bedrooms with the principal bedroom suite plus a family bathroom and on the second floor are two further double bedrooms and a shower room.

All the rear windows of the property enjoy sea views across Swanpool Beach and the lounge and kitchen/diner open out to a patio and lawn at the rear.

The property is unique in having a double garage, two separate doors and a double driveway – ideal if you have a boat, trailers or motor home to store.

There are lovely walks through the estate to Swanpool Nature Reserve and on to the beach.

Location

The property is set in a cul-de-sac position on this family friendly development. There are two cut-throughs to the nearby convenience stores and to Swanpool Nature Reserve and beach. From Swanpool you can take the coastal path to Gyllingvase and on towards Pendennis Point or in the other direction you can walk to Maenporth Beach. Falmouth Golf Club is also close by. Falmouth is renowned for its regattas and annual

events and offers a vast array of bars, restaurants and pubs to suit all tastes.

The town also offers a good selection of individual and high street chain store retailers. The development is within easy reach of a selection of well-regarded junior schools which include Marlborough, St Mary's and St Francis as well as Falmouth secondary schools. Various paths and walkways lead off the development.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

HALLWAY

Coat and shoe storage. Turning staircase with window on half landing rising to the first floor. Doors off to:-

LOUNGE 16' 7" x 11' 0" (5.05m x 3.35m)

A generous sized dual aspect room with double glazed window to front elevation. Two radiators. French doors to rear elevation opening to the patio and garden.

KITCHEN/DINER 16' 7" x 9' 2" (5.05m x 2.79m) maximum measurements

Double glazed window with fitted blind. Range of wall and floor mounted white units with work top over incorporating a sink and drainer. Integrated appliances include a fridge/freezer, washing machine and dishwasher. Double oven with gas hob over and extractor above. Space for dining table. Radiator. Cupboard housing the boiler and further storage cupboard. French doors open to the patio and garden.

GROUND FLOOR CLOAKROOM

Low level WC, wall hung wash basin with tiled splashback and mirror above. Radiator.

FIRST FLOOR LANDING

Radiator. Turning staircase with half landing and double glazed window leading to second floor. Doors off to:-



BEDROOM ONE 16' 7" x 11' 2" (5.05m x 3.40m) maximum measurements

A dual aspect room with double glazed window to front elevation and double glazed window to rear elevation enjoying a sea view. Two radiators. Door to:-

EN-SUITE SHOWER ROOM

Obscured double glazed window. Tiled shower cubicle housing power shower, pedestal wash hand basin and low level WC. Half height tiled surround to one wall. Heated towel rail.

BEDROOM FOUR 10' 9" x 9' 2" (3.27m x 2.79m)

Double glazed window to the rear enjoying a sea views. Radiator.

FAMILY BATHROOM

Double glazed obscured window. Bath with shower attachment and tiled surround, pedestal wash hand basin and low level WC. Heated towel rail. Cupboard housing immersion tank.

SECOND FLOOR LANDING

Radiator. Loft hatch. Doors off to:-

BEDROOM TWO 12' 5" x 11' 2" (3.78m x 3.40m) plus window recess

Double glazed window and 'Velux' window. Radiator.

BEDROOM THREE 12' 5" x 9' 2" (3.78m x 2.79m) plus window recess

Double glazed window and 'Velux' window. Two radiators.

SHOWER ROOM

'Velux' window. Tiled shower cubicle, pedestal wash hand basin with tiled splashback and close coupled WC. Heated towel rail.

OUTSIDE FRONT

To the front of the property a pathway leads to the front door with a lawn to either side. Set back to the side of the property is the double garage with driveway.

REAR GARDEN

The rear garden is enclosed by fencing and is accessed via the kitchen/diner and lounge. A side pedestrian gate leads around to the front of the property. Immediately to the rear of the property is a patio that leads onto a lawn which also extends to the rear of the garage.

DOUBLE GARAGE 17' 6" x 17' 0" (5.33m x 5.18m)

Set to the side of the house is a double garage with a pitched roof offering useful eaves storage. The garage has two separate up and over doors with light and electric connected and ample driveway parking in front.

AGENT'S NOTE

A positive air flow system has been installed. The property was built in 2012. The Council Tax band for the property is band 'E'. As with most modern developments there is an annual charge towards maintenance of the estate to include grass cutting, road maintenance, lighting and tree cutting. The most recent annual charge was £116.00 (last paid September 2023).

SERVICES

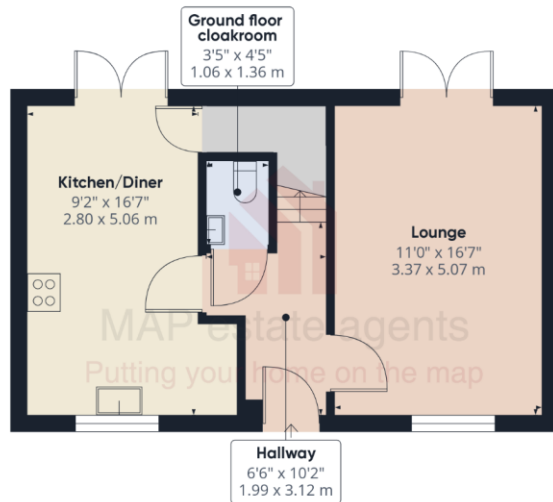
The services connected are mains water, mains drainage, mains electricity and mains gas.

DIRECTIONS

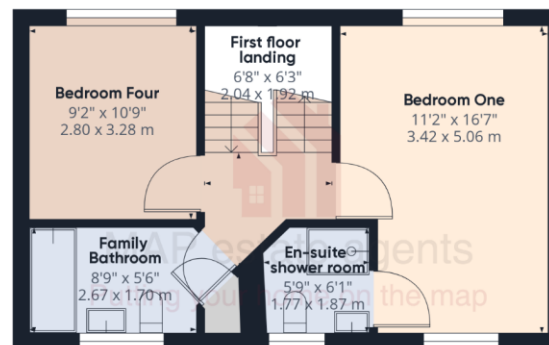
From Falmouth Football Club on your left hand side continue along Bickland Water Road heading towards Swanpool. At the mini-roundabout turn left into Treveglos road, follow the road along turn left into Penhale Road then left into King Charles street. Turn next right into Tinnery way. If using What3words; saves.goals.icons



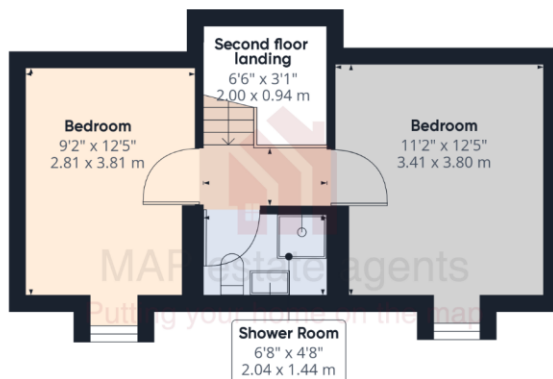
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1509.22 ft²
140.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



MAP's Top reasons to view this home

- A three storey detached home
 - Double driveway and double garage
 - Enclosed private rear garden
 - Beautiful sea views from rear windows on middle and top floor
 - 16' Lounge
 - 16' Kitchen/diner
 - Four bedrooms
 - Principal bedroom with en-suite shower room
 - Family bathroom, shower room and downstairs cloakroom
 - Set on a small cul-de-sac with pathways off estate to Swanpool
- sales@mapestategents.com**
www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)

01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

Gateway Business Park, Barncoose, Cornwall TR15 3RQ

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