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**Twinbrook Park,
Goldenbank, Falmouth**

**£265,000
Leasehold**





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Property Introduction

Set on a secluded corner plot position within this redeveloped exclusive residential park designed for the over fifties is this spacious and immaculately presented two bedroom park home.

Located in Twinbrook Park and the property being just two years old - we feel this is the best park home we have seen! Having a tastefully modern fitted kitchen with integrated appliances, a utility, an L-shaped lounge/diner, two double bedrooms with the principal having a walk-in wardrobe and an en-suite shower room, bedroom two with fitted wardrobes and bathroom. The property benefits from pitched ceilings which create a feeling of light and spaciousness.

To the outside are the gardens which you can tell are the owners pride and joy. There is a patio for alfresco dining and further shaded seating, colourful borders, established plants and herbs and a lawn. There is outside electric and a metal storage shed. There is driveway parking for two cars and visitors parking can be found opposite.

The property is offered for sale with no onward chain

Location

The property is located on the outskirts of Falmouth on this well kept site with a mixture of older and new park homes. Situated half a mile from Swanpool Beach with its nature reserve, a pathway has been created at the start of the development to take you safely off the road down towards the golf course and the beach. The coastal footpath continues from Swanpool round to Maenporth and on beyond with the village of Mawnan Smith and the Helford River also close by.

A bus stop at the start of the lane has buses that run on a circular route to the town and back. From Falmouth there are also regular train links to the nearby town of Penryn and on to the city of Truro that connects to London Paddington. Truro is twelve miles distant and offers a wide range of national and local shopping outlets with cafes, restaurants, cinemas and a theatre.

ACCOMMODATION COMPRISSES

Double glazed entrance door opening to:-

UTILITY 9' 1" x 5' 0" (2.77m x 1.52m)

Laminate flooring. Range of high gloss two tone cream and taupe wall and floor mounted units with worktop over. Cupboard housing the 'Worcester' boiler. Radiator. Opening to hallway and door to:-

KITCHEN 9' 0" x 7' 10" (2.74m x 2.39m)

Double glazed window overlooking the shaded seating area. Range of two tone cream and taupe and wall and floor mounted units with worktop over and tiled surround incorporating a one and a half bowl stainless steel sink and drainer. Integrated dishwasher, integrated fridge/freezer, built-in eye level oven and separate hob with extractor above. Spotlights, under cupboard lighting. Laminate flooring. Doorway to:-

L-SHAPED LOUNGE/DINING ROOM 18' 9" x 16' 0" (5.71m x 4.87m)

L-shaped, maximum overall measurements

DINING AREA

Double glazed window. Laminate flooring. Radiator.

LOUNGE AREA 16' 0" x 10' 8" (4.87m x 3.25m)

A dual aspect space with three double glazed windows, feature fireplace housing an electric 'wood burner' (subject to separate negotiation) with hearth and wooden mantelpiece over. Door to:-

HALLWAY

Double glazed door to outside rear. Useful double storage airing cupboard. Radiator. Coat and shoe storage. Doors off to:-

BATHROOM

Obscured double glazed window. Bath with shower attachment to taps, tiled surround, low level WC and pedestal wash hand basin with tiled splash back and mirrored cabinet above. Linoleum flooring. Towel radiator and extractor fan.

BEDROOM ONE 11' 0" x 9' 2" (3.35m x 2.79m)

Double glazed tall window. Radiator. Doors off to:-

WALK-IN WARDROBE

Shelving, lighting and hanging space.

EN-SUITE SHOWER ROOM

Obscured double glazed window. Low level WC, walk-in shower cubicle and pedestal wash hand basin with tiled splashback and mirrored cabinet over, low level WC. Heated towel rail. Extractor fan.

BEDROOM TWO 9' 1" x 8' 0" (2.77m x 2.44m) plus recess

Double glazed windows and radiator. Built-in wardrobe with mirror panelled doors.

OUTSIDE FRONT

To the front of the property is block paviour parking for two cars, a couple of steps lead up to a non-slip pathway with a range of gravelled areas and raised beds with potted plants. A pedestrian gate provides access to the entrance door.

GARDEN

A fenced surround provides privacy around the garden with a pathway leading around the property. There is outside electric and patio for alfresco dining and shaded seating space. There is a range of shrubs, lawns, colourful borders and two storage sheds.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTE

The Council Tax band for the property is band 'A'. The current pitch fees are £206.50 per month to include upkeep of the park and lighting (reviewed annually). Buildings insurance is not included.

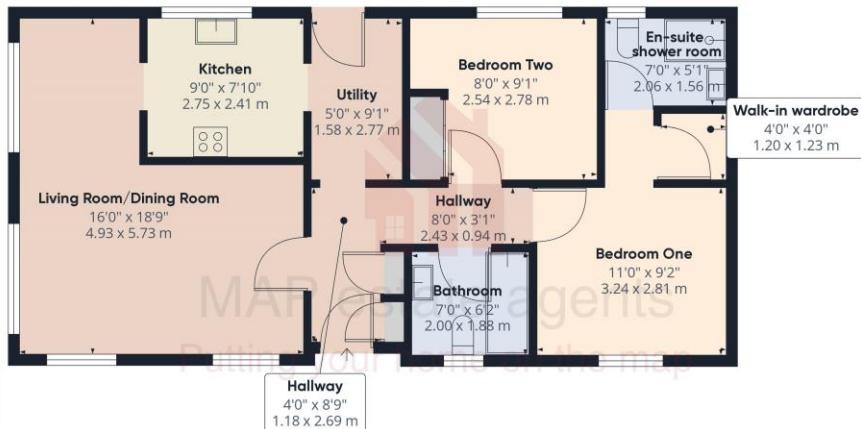
DIRECTIONS

Off Bickland Water Road, go straight across at the mini roundabout passing Goldenbank Estate. Turn next left towards Swanpool on Swanpool Road, pass Pitch & Putt on right-hand side, take the next right into Twinbrook towards Pennance Fields and Barns. Turn first right down the lane and then left up to the top of the park, follow around and follow the one way arrows and the numbers are signposted, the property is on the left hand side towards the end. If using What3words:- kicks.entered.crowned





MAP's top reasons to view this home



Approximate total area⁽¹⁾
720.75 ft²
66.96 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

- Two bedroom park home set on a corner plot
- Immaculately presented
- L-shaped lounge/diner with electric wood burner
- Modern fitted kitchen and utility
- Principal bedroom with walk-in wardrobe and en-suite shower room
- Bedroom two with fitted wardrobes
- Modern bathroom
- Located in Twinbrook Park close to Swanpool
- Just two years old with remainder of ten year warranty
- Stunning garden, patio and two parking spaces

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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

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