



TOM WILLS
PERSONAL PROPERTY AGENTS

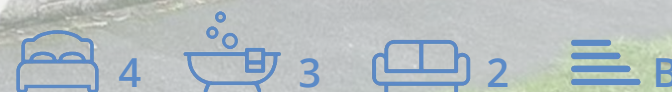
18 Nelsons Reach

Falmouth, TR11 5GP

Offers in the region of £417,500



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SUPERB VALUE 4 BEDROOM, 3 BATH/SHOWER ROOM HOME! Enjoying a beautiful leafy outlook over the nature reserve near Swanpool Lake, with the beach just a 10-minute walk away, this modern, traditionally constructed home was completed in 2020 and has since benefited from approximately £30,000 in upgrades and improvements. The highly versatile accommodation is spread across three floors and includes four bedrooms, three bath/shower rooms, and spacious living areas, making it the perfect family home. Leading from the living room is a sunny well-enclosed rear garden, beyond which is tandem parking for 2 vehicles, one of those benefitting from being undercover with a neighbouring coach house situated overhead.

- 3 storey home with 1345sq.ft of accommodation
- 4 bedrooms and 3 bath/shower rooms
- Spacious and versatile
- Glorious wooded outlook to Swanpool Nature Reserve
- Sunny level rear garden
- Tandam parking for 2 cars
- 10 minutes walk to the beach
- Modern and economic
- Traffic-free position
- No onward chain





With five years remaining on the NHBC 10-year warranty, this spacious and highly adaptable end-of-terrace home is economical to run, low maintenance, and ready for immediate occupancy. The interior features neutral yet attractive finishes that exceed the standard specification offered by the developer, selected by our clients during the build at an additional cost. Few four-bedroom homes offer three bath/shower rooms, with WCs on every floor.



The rear garden is well-enclosed, south-facing, and the front outlook is truly remarkable, offering little more than trees and grass. Moreover, there is no passing traffic, making this particular spot in the development ideal for those seeking a quiet, secluded lifestyle, yet still within walking distance of both the beach (approximately 10 minutes) and the town centre (approximately 20 minutes).

THE SITUATION

Swanvale, and particularly Nelsons Reach, is a peaceful residential area on the western outskirts of Falmouth. It has become increasingly popular in recent years, especially since the addition of a pedestrian footpath leading to Swanpool Lake and Beach. From there, the South West Coast Path offers stunning sea-facing walks, connecting Falmouth to the Helford River.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion. Services - Mains gas, electricity, water and drainage. Council Tax - Band D. Gas fired central heating. EPC rating 84(B). Development charge £190 per annum for the upkeep of roads, pavements and communal green and amenity areas.





Kitchen/ Dining Room	3263 x 5644	10'8" x 16'0"
Lounge/ Dining Room	5350 (max) x 4730 (max)	17'7" (max) x 15'6" (max)
Bedroom 2	3263 x 3832	10'8" x 12'7"

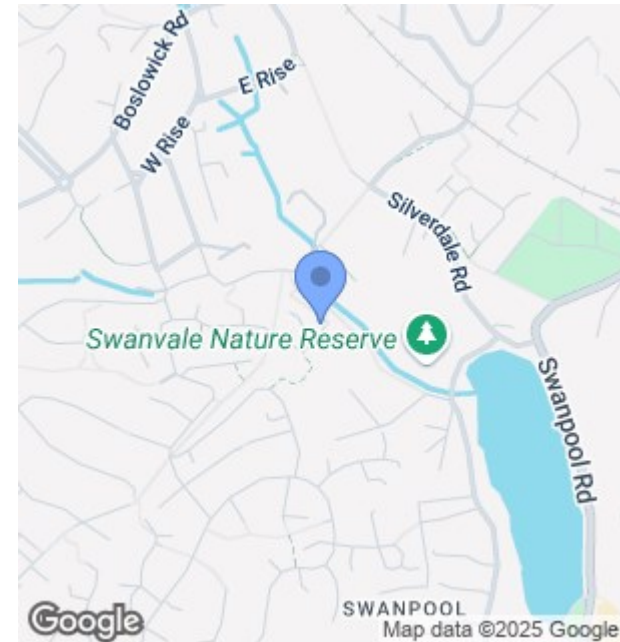
Master Bedroom	3899 x 2892	12'9" x 9'6"
Bedroom 3	3087 (max) x 3417 (max)	10'1" (max) x 11'2" (max)
Bedroom 4	2176 (max) x 2905 (max)	7'1" (max) x 9'6" (max)

PLAN AND MEASUREMENTS TAKEN FROM THE ORIGINAL SALES BROCHURE. EACH INDIVIDUAL HOUSE MAY VARY SLIGHTLY

APPROXIMATE FLOOR AREA 125 SQ.M (1345 SQ.FT)

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

