



TOM WILLS
PERSONAL PROPERTY AGENTS

3 Mena Chinowyth
Falmouth, TR11 5GU
Offers over £400,000

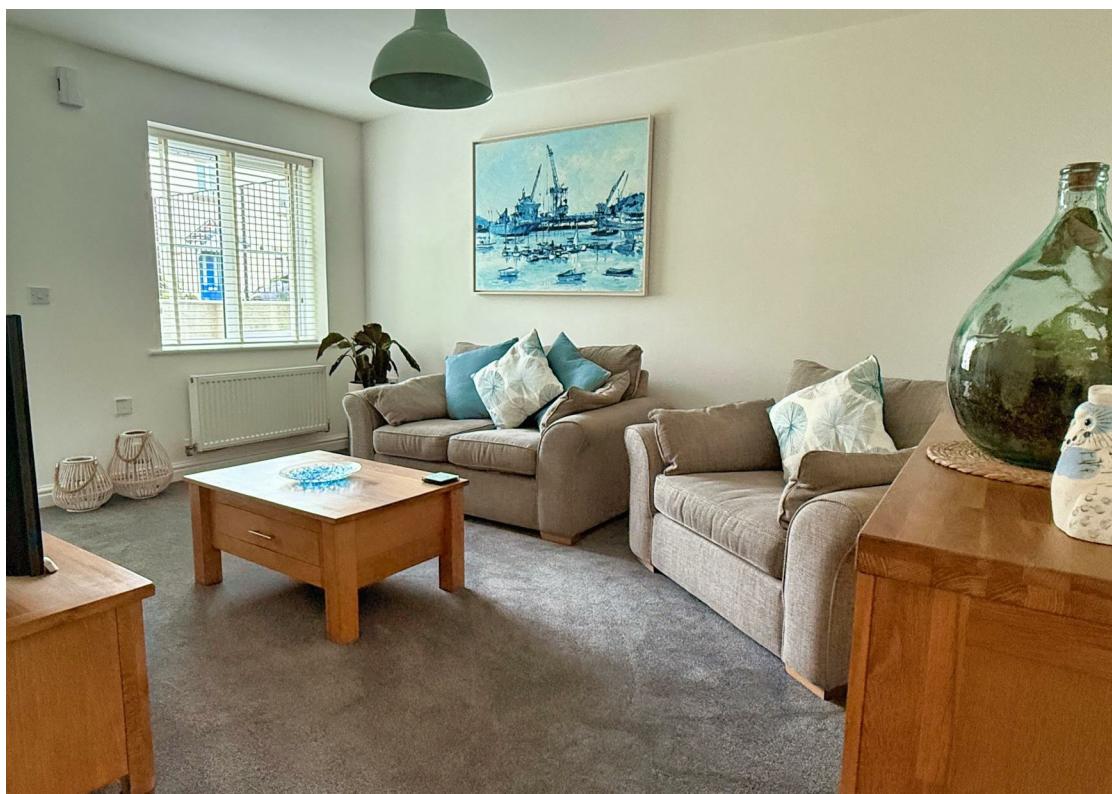


3 Mena Chinowyth

Falmouth, TR11 5GU

Set within a sought-after pocket of Falmouth's western side and within a safe 10-minute walk of Swanpool Lake and Beach, this immaculately presented four-bedroom semi-detached home was built by Wainhomes in 2015 using traditional cavity block construction. Offering approximately 1,106 sq ft (102.8 sq m) of well-planned accommodation including an integral garage, the house is bright, modern and exceptionally well cared for, with driveway parking, and a sunny, secure rear garden.

- Impeccably maintained semi-detached home
- 4 bedrooms
- 2 bath/shower rooms plus ground floor WC
- Secure and sunny rear garden
- Driveway parking with scope to widen - subject to consents
- Large Integral garage with potential to convert - subject to regulations
- Walking distance of Swanpool Beach
- Modern and economical to run and maintain
- Traditional cavity block construction
- No onward chain



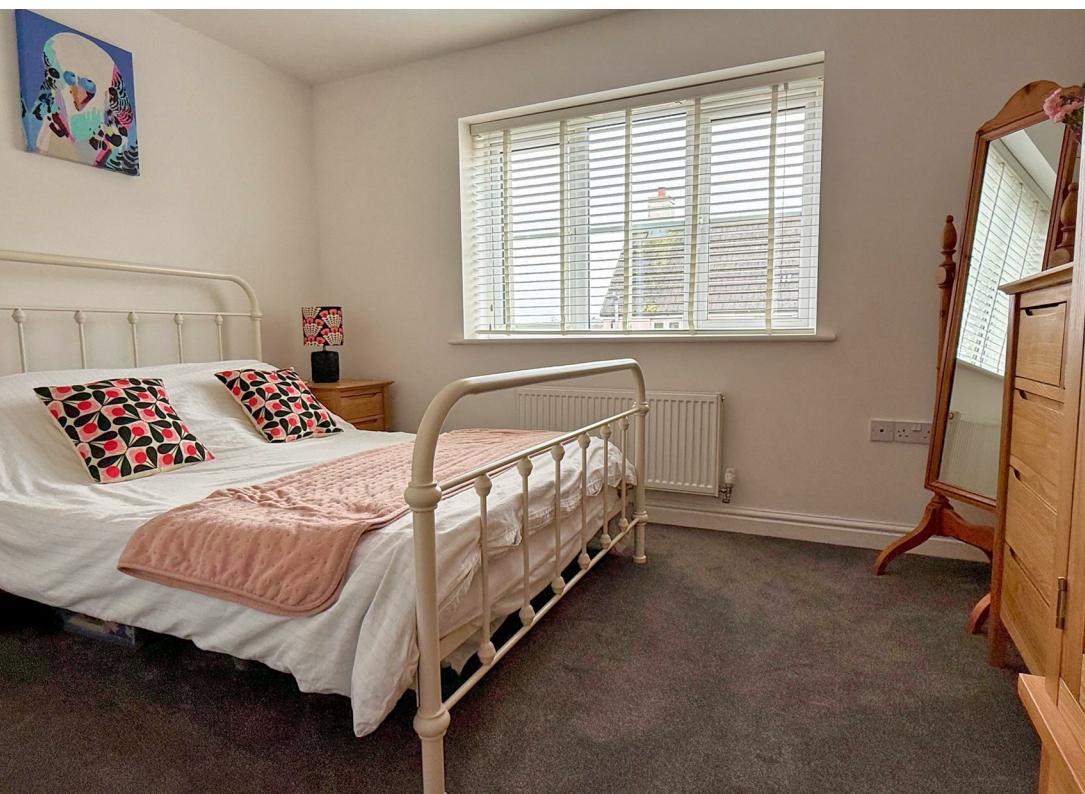


THE ACCOMMODATION
A welcoming entrance hall leads to a handy ground floor cloakroom/WC and into a well-proportioned sitting room with a pleasant outlook to the front. To the rear, the kitchen/dining room forms the social heart of the home, an excellent everyday space with plenty of room for a family dining table and direct access to the garden, making it ideal for entertaining and summer living.



Upstairs, the first floor provides four bedrooms served by two bath/shower rooms, a particularly attractive feature for families and guests. The principal bedroom enjoys easy access to the shower room, while the remaining bedrooms are versatile: ideal as children's rooms, a home office, or occasional guest space, with a separate family bathroom completing the layout.

OUTSIDE
To the front is driveway parking leading to the integral garage (excellent for storage, bikes and boards after the beach). The garage also presents potential for conversion or alternative use (subject to any necessary consents). The rear garden is a real selling point, being enclosed, secure and notably sunny, set up for low-stress enjoyment with space for dining, play and relaxed evenings outdoors.

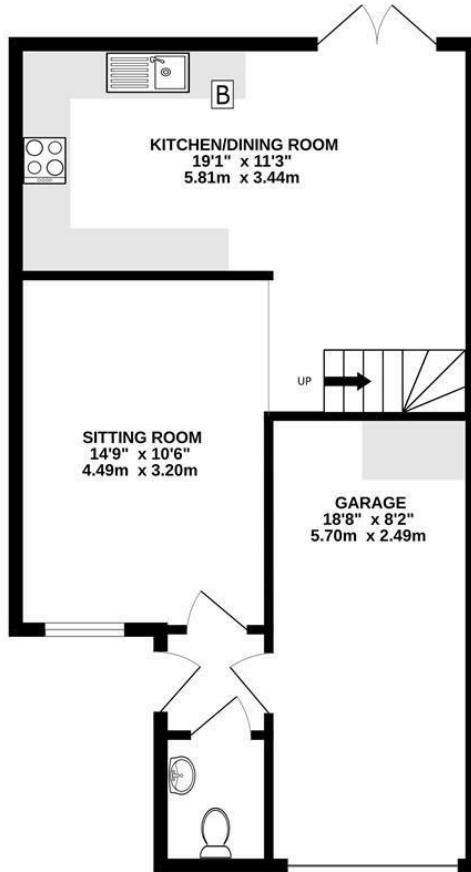


THE SITUATION
Swan's Reach / Goldenbank is a quiet residential area that has become increasingly popular thanks to the pedestrian links down to Swanpool Lake and Beach. From the sand and nature reserve, the South West Coast Path opens up superb coastal walks towards Maenporth and the Helford, while the town, marinas and day-to-day amenities are all within easy reach.

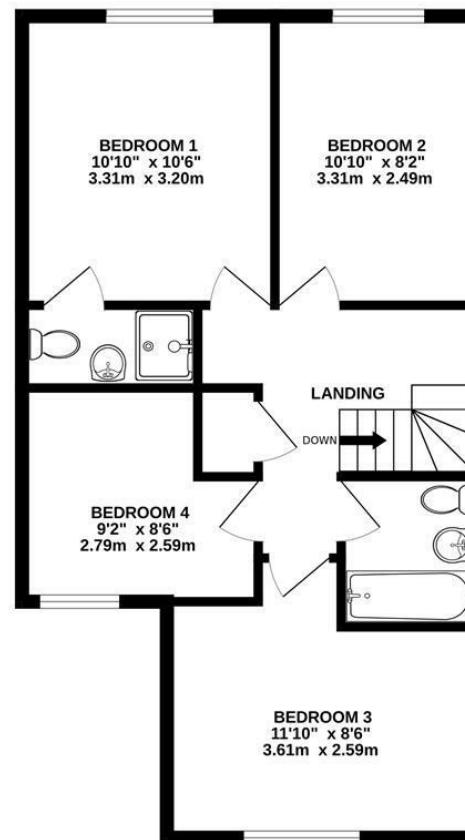


ADDITIONAL INFORMATION
Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band D. Gas fired central heating. EPC rating 76(C). Development charge £186 per annum for the upkeep of roads, pavements and communal green plus amenity areas.

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



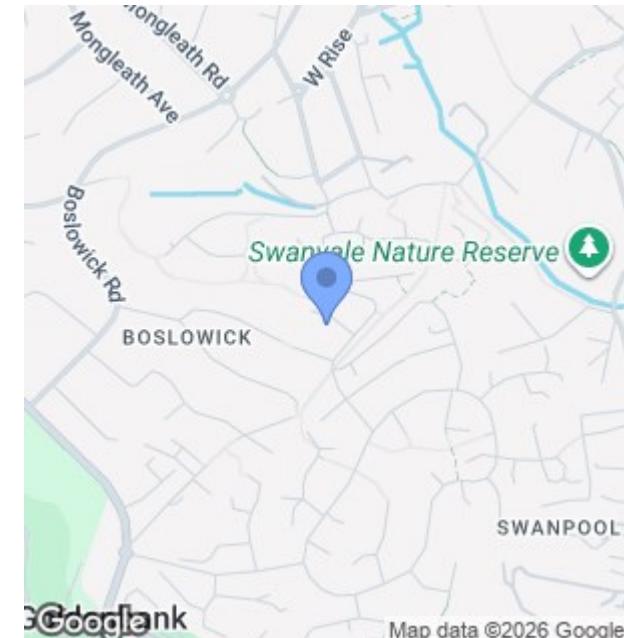
TOTAL FLOOR AREA: 1107sq.ft. (102.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements on plan are approximate and any other room dimensions are taken as a guide only. No warranty is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC