



20 The Spinnakers Hillside Road, Falmouth

Guide Price £199,500 Leasehold



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The local property experts

- Spacious Two Bedroom Apartment
- Open Plan Living
- Lift Access
- Allocated Parking
- Well Presented
- Close Proximity to Swanpool Beach & Nature Reserve
- No Onward Chain

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

Services: Mains electricity, gas, water & drainage

THE PROPERTY

This spacious and well-presented two-bedroom top floor apartment is ideal for first-time buyers, investors, or those seeking a convenient bolt hole. Located on the upper floor of a modern development, with the benefit of lift access, the apartment enjoys elevated outlooks with greenery views. The open-plan living area provides a great sense of space and flow, ideal for both relaxing and entertaining, while both bedrooms are generously sized, easily accommodating double beds and additional storage, making the layout practical and versatile. The apartment also benefits from a covered, allocated parking space and no onward chain.

THE LOCATION

The Spinnakers is on the outskirts of Falmouth (in the Boslowick area), a popular location for those seeking a Falmouth address but with quiet residential living at heart. It is convenient too, about one mile from the town, harbourside and seafront, whilst local shops and two primary schools are within a few minutes walk. The Co-op is a welcome addition and a great facility on ones doorstep, opening early 'til late.







ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Wooden front door into the.....

HALLWAY

Opaque wooden double glazed window to side. Door entry intercom system. Fusebox. Loft access. Radiator. Thermostat. Doors to bedrooms, bathroom and to.....

KITCHEN/DINING/LIVING ROOM

Double glazed wooden window to side. White eye and base level units with laminate worktop and space for white goods and electric cooker with extractor above. Stainless steel sink with chrome mixer tap. Breakfast bar with wine fridge below. Tiled splashback. Laminate flooring. Double glazed wooden French doors, with side window leading out onto the balcony. TV points. Radiator.

BALCONY

Wooden clad with stainless steel handrail.

BEDROOM ONE

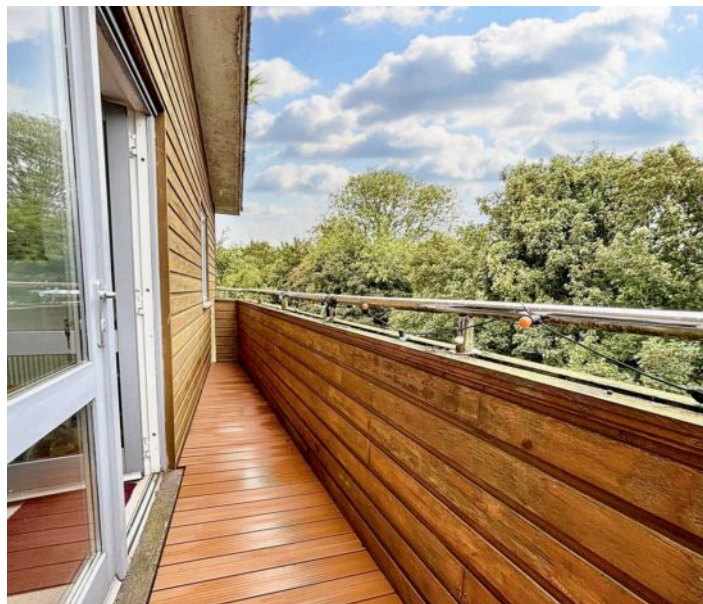
Double glazed wooden window to front. Radiator

BEDROOM TWO

Double glazed wooden window to side. Radiator.

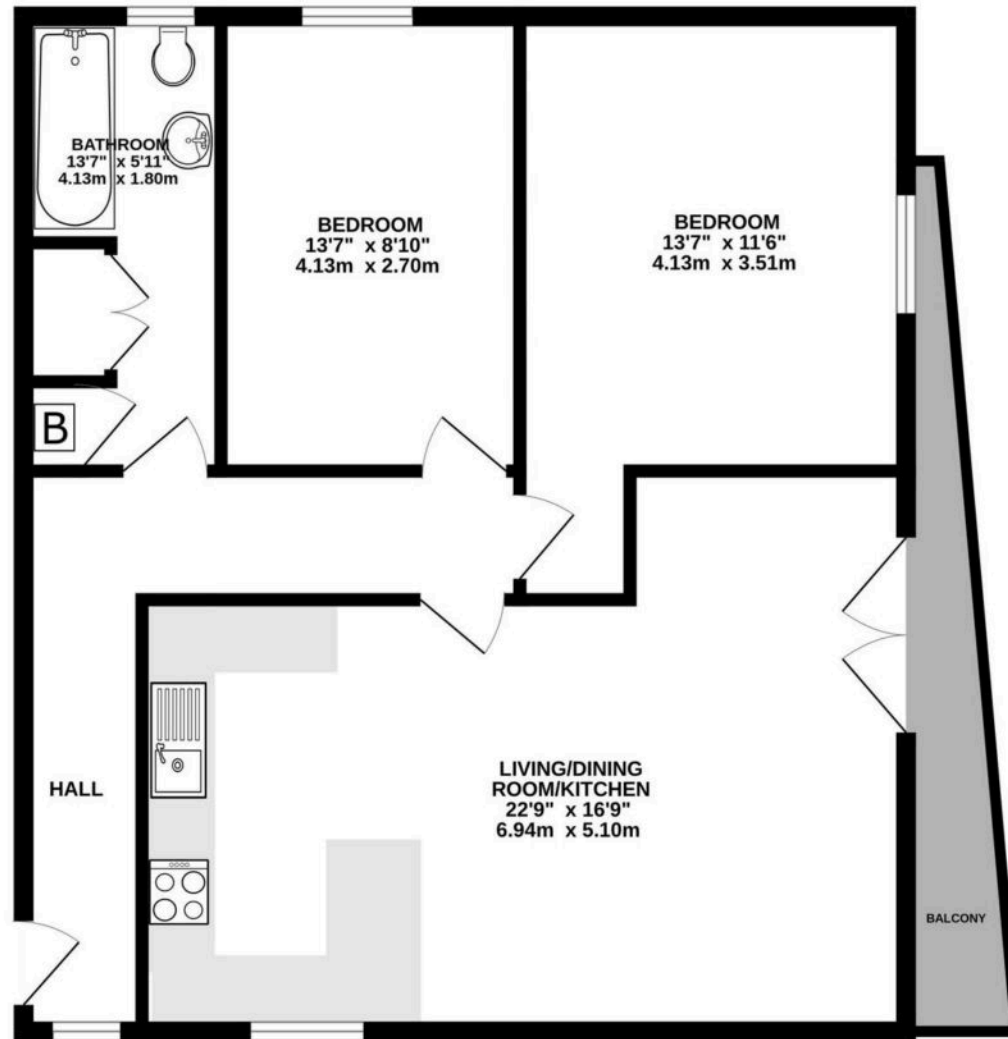
BATHROOM

Three piece white suite comprising, WC, pedestal hand wash basin and bath with electric shower over. Shaver points. Radiator. Door to storage cupboard and door to a further cupboard housing the gas combination boiler fuelling radiator central heating and hot water supply. Extractor. Fully tiled. Linoleum flooring.





GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



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TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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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Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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