

## 2 Tremorvah Park, Swanpool

Guide price £100,000 Leasehold

Set in a desirable location just moments from Swanpool Beach, Nature Reserve and picturesque coastal footpath. A detached park home with private parking and stunning views from the living room and gardens looking towards Falmouth Bay & St Anthony Lighthouse. Residential site for over 50's and available with no onward chain.

**Heather & Lay**  
*The local property experts*

Residential Sales 01326 319767  
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN  
[www.heather-lay.co.uk](http://www.heather-lay.co.uk)

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## NEARBY SWANPOOL BEACH



- 30' x 14' Park Home For Over 50's
- Spacious 1-bedroom accommodation
- Stunning views over Falmouth Bay & towards St Anthony Lighthouse
- UPVC double glazing & LPG gas fired central heating
- Requiring modernisation throughout
- Manageable low maintenance gardens with outbuilding
- Private driveway parking for one vehicle
- Desirable location near to Swanpool beach & Nature Reserve
- No onward chain & EPC exempt
- Please watch our property video tour

### THE PARK HOME

Occupying a favoured lower-tier position within this well-regarded residential park, this attractive park home enjoys sea glimpses towards Falmouth Bay and St Anthony Lighthouse and is ideally located within easy reach of the Nature Reserve and beach. The home offers well-proportioned accommodation including a bright dual-aspect lounge/dining room with bay window, a fitted kitchen, a generous double bedroom with built-in wardrobes and a modern shower room. Outside, wrap-around low-maintenance gardens, a useful block-built outbuilding and private driveway parking complete the offering. Available to purchasers aged 50 and over, this property presents an excellent opportunity for coastal park home living. To be sold with no onward chain and available with immediate vacant possession.

### TREMORVAH PARK - THE LOCATION

The residential park homes located at Tremorvah Park in Swanpool are in an enviable location being so close to Swanpool beach & nature reserve. The beach itself is a delightful swimming cove with the popular cafe and clifftop restaurant. With glorious footpath walks and the South West coastal path on your doorstep what more could you ask for. Its location is superb, situated on the town's southern side about a mile from Falmouth town and harbourside where there is an excellent and diverse selection of restaurants and bars and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. Train stations at (Falmouth Town and Penmire Halt) provide a convenient link to the mainline at Truro, for Exeter and London, Paddington. Falmouth Docks and Pendennis Shipyard are major contributors to the town's economy and along with Falmouth University (with campuses in Falmouth and Penryn) and Falmouth Marine School, specialising in traditional and modern boat building, marine engineering and environmental science, ensure an all-year-round vibrant community. Falmouth boasts the third deepest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country.



**ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)** From the hard standing driveway, three gentle steps with hand rail up to a UPVC double glazed door leading into.....

#### **HALLWAY**

Doors accessing the kitchen, bedroom and shower room. Coat hooks.

#### **LOUNGE/DINING ROOM**

Dual aspect with a double glazed box bay window to the side aspect with a stunning view towards Falmouth Bay & St Anthony Lighthouse. Window to front aspect and uPVC door leading onto a raised pathway with railings. Electric fireplace with hearth and wooden mantelpiece surround, two recess areas either side with shelving. Large radiator.

#### **KITCHEN**

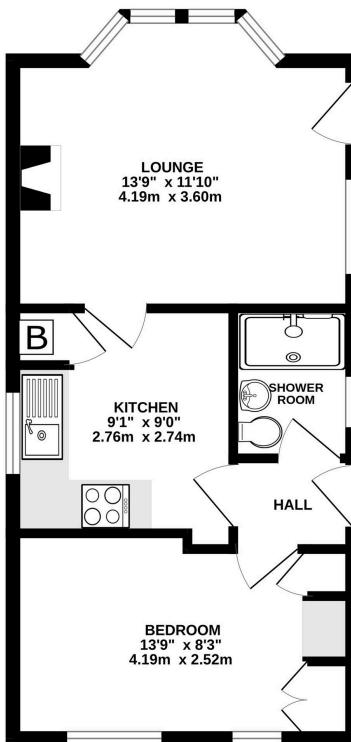
Wood effect range of base and eye level cupboards and drawers, worktop surfaces with inset stainless steel sink and drainer. Space and plumbing for white goods and a gas cooker with extraction hood. Double glazed patio door leads out to the rear garden. Door to cupboard with space and plumbing for a washing machine with shelving and storage.

#### **BEDROOM ONE**

A generous size with built in wardrobes to one side with additional cupboards fitted above. Two UPVC double glazed windows to the side aspect. Radiator.

#### **SHOWER ROOM**

Modern white suite comprising a shower cubicle with glass sliding door, handrail attached to side, electric shower attachment and tiling surround. Wash basin with mixer tap and WC. Obscure double glazed window to the front aspect.



TOTAL FLOOR AREA: 384 sq.ft. (35.6 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their current state can be given.  
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## OUTSIDE

Number 2 occupies a favoured position on the lower tier of the site, offering easy and accessible walks to the nearby Nature Reserve, beach and the Cornish coastline. The wrap-around gardens are mainly laid to gravel and patio, allowing access to all sides of the home and providing low-maintenance outdoor space. The boundaries are defined by wooden fencing to the front and one side, a concrete wall to the other, and a stone wall with hedging to the rear. From the front and side gardens, attractive sea glimpses across Falmouth Bay can be enjoyed. External lighting is also in place.

**OUTBUILDING** A particularly useful block-built outbuilding with uPVC door and side window providing storage or hobby space.

## DRIVEWAY PARKING

A hard standing parking area located to the front of the home with space available for one vehicle.

## AGENTS NOTE

This is a residential park home available to buyers aged 50 years and over. Dependent children are not permitted.

**COUNCIL TAX** - Band A. Please contact Cornwall Council for further information and pricing

**PITCH FEE/SERVICE CHARGES** - Ground rent and pitch fee total £2,100 for 2026, payable at £525 per quarter or £175 per month.

**SERVICES** - Mains electricity, water and drainage. LPG gas-fired central heating serving hot water and radiators. Telephone points (subject to supplier's regulations).

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

