



81 Swans Reach, Falmouth

Guide Price £335,000



Heather & Lay
The local property experts

- Three-bedroom family home
- Favoured position on the edge of this popular development
- Large family kitchen/diner
- Separate bathroom/wc, shower room/wc and cloakroom
- Enclosed rear garden with terrace and lawn.
- Garage and driveway parking
- Close to beach and golf club.

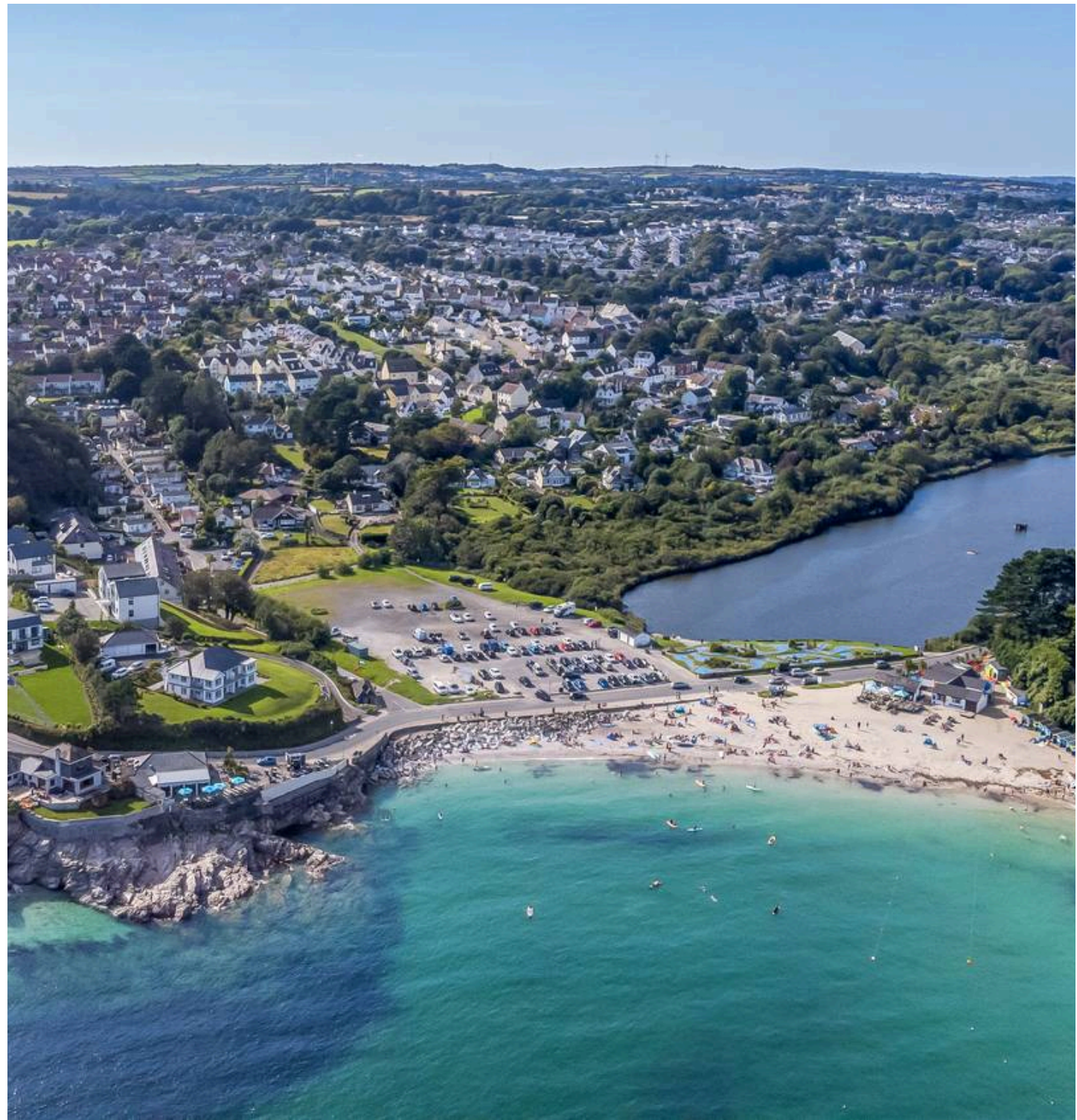
THE PROPERTY

A fine family home, on the edge of one of the most popular residential areas in Falmouth, with a regular bus service and a short walk from Swanpool beach & Falmouth Golf Club. Nicely presented, 3 bedroomed accommodation, main with en-suite. Generous reception room. Contemporary, fitted kitchen with built-in cooking appliances, separate bathroom/wc, wc & cloakroom. UPVC double glazed, gas fired radiator central heating and hot water supply. Enclosed, well orientated to enjoy afternoon sunshine rear garden with lawned area. Garage & driveway parking.



THE LOCATION

Swans Reach is located towards the bottom of this popular modern development on the outer fringes of Falmouth, approximately two miles from town and one mile from the coast and beaches. There is a regular bus service. Falmouth Docks are a major contributor 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 boatbuilding, marine engineering and environmental science, ensure an all year round and vibrant community. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest 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) Panelled front door with obscure glass into ...

ENTRANCE HALL

Wide entrance hallway. Understairs cupboard with coat and shoe storage. Stairs leading to the first floor and doors leading to the sitting room, kitchen/diner and cloakroom/wc. Radiator.

CLOAKROOM

White suite comprising wall mounted hand wash basin, button flush wc. Radiator. Extractor Fan.

SITTING ROOM

16' x 11' 9" (4.90m x 3.53m) Unusual shaped bright room, with UPVC double glazed windows to front. Fireplace surround. Radiators, TV, and power points. Panel door to inner hall.

KITCHEN/DINER

19' 4" x 11' 3" (5.89m x 3.43m) Unusual shaped room with open plan family space with spacious kitchen and dining areas. Units at base and eyelevel, roll top work surface with inset one and a half bowl sink and drainer with mixer tap. UPVC window overlooking the rear garden. Gas hob, electric oven and grill. Extractor hood. Space and plumbing for dishwasher and washing machine, space for fridge freezer. Power points, cupboard housing combination gas boiler fuelling radiator central heating and hot water supply. Boiler control. UPVC patio doors leading out to the rear garden.

LANDING

Turning stairs to landing, nice and bright with window overlooking the front. Access to loft space, airing cupboard with hot water tank, power points, panel doors to three bedrooms.

BEDROOM ONE

11' 8" x 11' 3" (3.56m x 3.43m) A good sized double bedroom with UPVC double glazed window to front, radiator, TV and power points.

EN SUITE

White comprising button flush wc, hand wash basin and walk-in tiled boiler fed shower cubicle. Radiator. Extractor.





BEDROOM TWO

11' 8" x 11' 3" (3.56m x 3.43m) Unusual shaped double bedroom with UPVC double glazed window. Radiator, power points.

BEDROOM THREE

9' 7" x 7' 1" (2.92m x 2.16m) Good sized single bedroom with UPVC double glazed window to rear. Radiator. Power points.

BATHROOM

White three-piece suite comprising button flush wc, hand wash basin, bath with shower mixer. Radiator. Extractor.

GARDEN

The rear garden is raised with lawn area to sit and enjoy the evening sun. High fencing with rear gate leading to the....

GARAGE

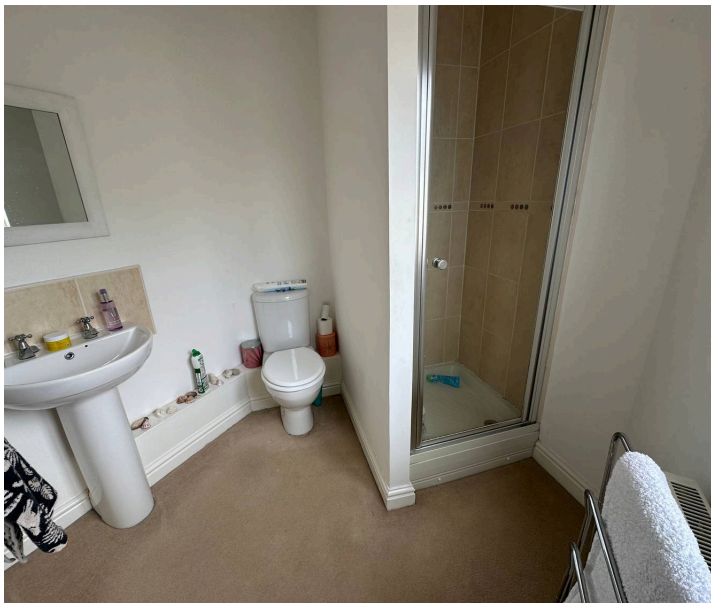
The garage is about 30 yards from the house and is the right of a pair with power and light. Parking is in front of the garage.

SERVICES

Mains gas, electric, water and sewerage.

EPC - C

COUNCIL TAX BAND - C





Ground Floor



First Floor



Garage

**PROUD
GUILD
MEMBER**



Total floor area 115.3 m² (1,241 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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