



TOM WILLS



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PERSONAL PROPERTY AGENTS

14 The Green
Falmouth, TR11 5PR
£775,000



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With the benefit of immediate vacant possession, a striking modern detached house combining sleek slate and timber elevations with sustainable design, offering the perfect blend of style and eco-conscious living. Boasting triple-glazed windows, solar energy panels, air-source underfloor heating, and exceptional insulation, the property holds an impressive EPC rating of 111-A.

Inside, the luxuriously appointed accommodation features four spacious bedrooms, including a superb principal suite with its own en-suite. The open-plan design is flooded with natural light, thanks to large windows and doors that frame the breath-taking views over the golf course, trees, and surrounding countryside. A standout feature is the expansive glass-fronted balcony, perfect for enjoying the serene landscape.

Occupying a quiet position away from the road, this home enjoys a sunny south-facing aspect from all major rooms, the garden and the balcony, ensuring light-filled living spaces throughout the day.

- Immediate vacant possession
- Stunning modern zero carbon eco-home
- Larger garden than neighbouring properties
- 4 bedrooms, 2 bath/shower rooms plus third WC
- Attached garage and driveway parking
- Air-source underfloor heating and MVHR system
- Triple glazing
- Solar panels
- Epitome of low maintenance living
- Close to coast path, with pedestrian access through golf course





Whether you're an avid golfer, a frequent traveller seeking a low-maintenance home, or someone who values the benefits of eco-friendly living, this light-filled, spacious, and luxurious home could be the ideal fit. Built by Verto Homes in 2022 with a focus on future sustainability, it offers a contemporary design that caters to modern lifestyles and long-term efficiency.

Verto Homes states "A Verto home effortlessly blends contemporary aesthetics and modern house design with cutting-edge smart technology. It's a home that does good, and looks good too. We believe in creating the perfect environment inside, without harming the environment outside. That's why we only build homes that produce zero carbon emissions. While you're busy living, your home is busy learning. Adjusting the heat and light in every room, saving energy, and creating an environment which is exactly to your taste"

HOUSE SPECIFICATION

- * Solar panels
- * Triple double glazing
- * Engineered timber flooring
- * Contemporary kitchen with integrated appliances
- * Porcelenosa tiling with Duravit sanitaryware with Vado brassware throughout
- * Vaillant air source heat pump with underfloor heating throughout
- * Fully integrated smart home system with remote access
- * Task downlighting with remote dimmer function
- * Zehnder Mechanical ventilation with heat recovery (MVHR) system
- * Electric roller garage door with remote control

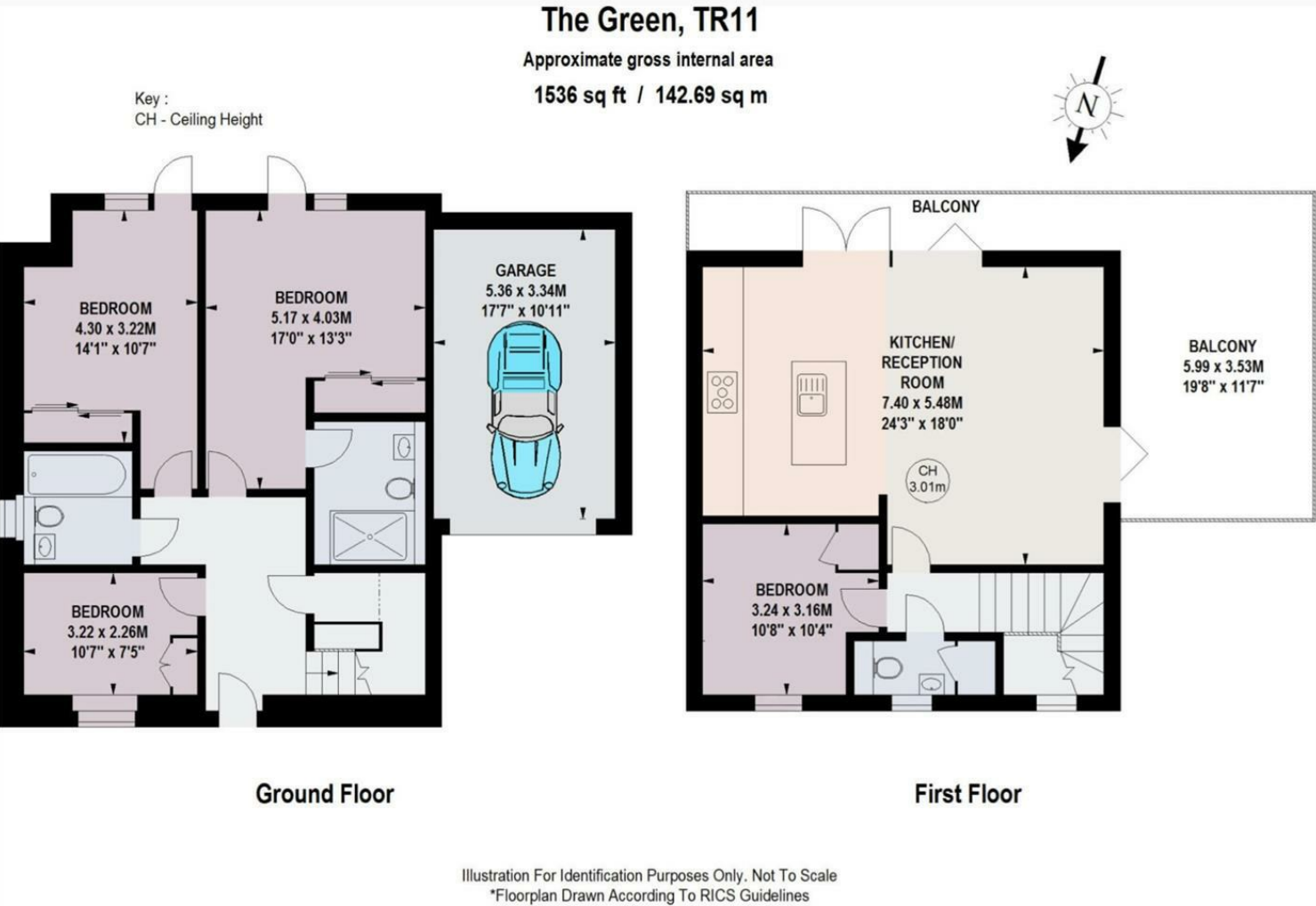
THE LOCATION

Properties near Swanpool and the coast between Falmouth Bay and Helford River are widely regarded as some of the most desirable in the county. This particular property enjoys a lovely position with views over Falmouth Golf Course. Both Swanpool and Gyllyngvase Beaches are just a 5-10 minute and 20-minute walk away, respectively, and the town centre is also within a 35 minute walk.

ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Air source, underfloor heating. Solar Panels. Development charge for maintenance of roads and pavements - Approximately £400 per annum. Council Tax - Band E. EPC Rating 114 (A). Possession - Vacant possession upon completion. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**





Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.