



Laskowski  
&Co



**19 Tremorvah Park, Swanpool, Falmouth, TR11 5BE**  
**Guide Price £169,950**

Set in an elevated position and located within moments of Swanpool Beach and Nature Reserve, a detached park home with modern fitted kitchen, 2 bedrooms, LPG gas fired central heating, multiple outbuildings and parking for 1, possibly 2, vehicles.

### Key Features

- Detached park home
- Delightful garden terrace
- LPG gas fired central heating
- Age 55+ residents
- Superb open outlook
- Modern fitted kitchen
- Parking for 1, possibly 2, vehicles
- EPC exempt



## THE ACCOMMODATION COMPRISSES

(all dimensions being approximate)

From the tarmac driveway, a timber gate opens onto the front garden path, with a small number of steps leading onto the:-

### RAISED FRONT DECKING

A delightful raised timber decked area, offering a sizeable outdoor frontage with pitched covered entrance way and views over the rooftops of Tremorvah Park and Swanpool Beach in the distance. Replacement uPVC sliding doors lead to the:-

### LIVING ROOM

13'1" x 14'7" (4.00m x 4.46m)  
A spacious and bright entrance room with uPVC replacement door to the side elevation and uPVC replacement window adjacent. Electric fireplace with small recess above containing shelving space. Two radiators, telephone point, TV aerial point. Open archway to the far side leading to the:-

### KITCHEN

9'5" x 7'2" (2.88m x 2.19m)  
A modern fitted kitchen with roll-top worksurface and range of beech wood-effect units comprising drawers, cupboards and eye level display cupboards. Mosaic tile-effect splashback at mid level. Space for below counter electric oven and fridge/freezer. Inset one and a half bowl stainless steel sink with mixer tap, replacement uPVC window with outlook onto the raised side garden and nearby woodland. Extractor fan. Pine-clad ceiling. Spotlights. Opening to the:-

### HALLWAY

Doors to bedroom one, shower room and storage cupboard with shelving and electrical consumer unit. Wall mounted Honeywell heating thermostat. Replacement uPVC double glazed door leading onto the rear garden terrace.

### BEDROOM ONE

9'9" x 6'11" (2.99m x 2.13m)  
A nicely proportioned double bedroom with broad uPVC double glazed window to the rear elevation with fitted eye level cupboards. Coved ceiling. Grey wood-effect flooring. Radiator.

### SHOWER ROOM

5'6" x 5'2" (1.69m x 1.59m)  
White three-piece suite comprising a low flush WC, vanity unit with inset ceramic sink and stainless steel mixer tap with tiled splashback, corner shower cubicle with Mira Sport electric shower, hand-grip and sliding doors. Heated towel rail, uPVC obscure glazed window to the rear elevation, courtesy shelving.

### BEDROOM TWO

8'7" x 5'10" (2.63m x 1.80m)  
A bright double aspect single bedroom with an open outlook over the rooftops of Tremorvah Park and tree-line of the

nearby Swanpool Lake. Double radiator, wall mounted Glow-worm combination boiler, panelled door opening to a most useful storage area. Two uPVC double glazed windows to the side and front elevations. Pine-clad ceiling. Grey wood-effect flooring.

## THE EXTERIOR

### REAR GARDEN TERRACE

Part paved and semi-covered with open timber frame structure with corrugated clear roof. Below waist height retaining wall and raised gravelled area over, ideal for displaying potted plants and ornate garden features, continuing to a timber garden fence outlining the curtilage of the property. To the far side, a newly constructed timber shed provides excellent dry storage. A covered side pathway leads to the:-

### UTILITY/OUTBUILDING

A particularly useful structure currently used as a utility with power, light and plentiful storage, featuring roll-top worksurface to one side and space under for washing machine and dryer. Single glazed windows to the front and side elevations.

### RAISED SIDE GARDEN

To the western side of the property, a small number of steps lead to a delightful area of raised lawn and, beyond, a gravelled terrace with part paving, enjoying superb views over the nearby Tremorvah Park rooftops and, more notably, glimpses of the Swanpool bay and headland in the distance.

### STUDIO

Located the lower section, a superb detached studio, set on a concrete hard-standing provides an excellent space for hobbyists, with high quality double glazed uPVC doors and windows.

### PARKING

Upon approach to the property, parking exists for one/two vehicles on the left-hand side of the driveway leading to Number 19.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. LPG gas fired central heating.

### COUNCIL TAX

Band A - Cornwall Council.

### TENURE

Pitch fee: £98 per month.

### POSSESSION

Vacant upon completion of the purchase.

### VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.