



## Fernlea, Swanpool, Falmouth, TR11 5BA

Guide Price £530,000

Located within a private tree and shrub-lined driveway, which serves just 2 other properties, 'Fernlea' occupies one of Falmouth's most sought-after locations, tucked away to the rear of Swanpool Nature Reserve and just 700 yards from Swanpool Beach and the South West Coast Path. This 2 bedroom detached bungalow provides a good degree of privacy, occupying a generous size plot with terraced gardens to the front and rear, single garage and driveway. The property offers potential for extension (subject to any necessary planning permissions) with the current accommodation comprising: conservatory, entrance porch/utility area, hallway, 2 double bedrooms, living room which is open to the dining room, study/occasional bedroom 3, and family bathroom. Properties surrounding Swanpool Nature Reserve seldom come to the market, and those looking for a home just moments from the sea are encouraged to view at the earliest opportunity.

### Key Features

- Detached 2/3 bedroom bungalow
- Just 700 yards from Swanpool Beach and the South West Coast Path
- Living room with wood-burning stove
- Garage and driveway
- Sought-after location to the rear of Swanpool Nature Reserve
- Benefiting from air source heat pump central heating and solar panels
- Private terraced gardens to the front and rear
- EPC rating B







## THE ACCOMMODATION COMPRISES

### CONSERVATORY

Recently fitted, with mono-pitch glass roof, full sliding doors overlooking the front garden, double glazed front door to entrance porch.

### ENTRANCE PORCH/UTILITY AREA

Utility area. uPVC double glazed windows to front and side aspects. Tiled flooring, space and plumbing for washing machine, space for additional fridge/freezer. Wall mounted solar panel inverter and storage of solar batteries. Door to:-

### HALLWAY

Wood-effect laminate flooring, doors to bedrooms, family bathroom and kitchen. Storage cupboard with shelving housing hot water cylinder/boiler serviced by both the air source heat pump and solar panels, wall mounted consumer unit and solar panel controls.

### BEDROOM ONE

A spacious double bedroom, with large double glazed window to rear aspect. Radiator, built-in wardrobe with hanging space and shelving.

### BEDROOM TWO

A second double bedroom with double glazed window to rear aspect overlooking the garden. Radiator.

### BATHROOM

White suite comprising bath with side mounted mixer tap and shower attachment, wash hand basin, dual flush WC, walk-in shower cubicle with shower tray, Mira electric shower and tiled surround. Tiled flooring, majority tiled walls. Two double glazed windows to front and side aspects. Radiator, extractor fan.

### KITCHEN

Range of eye and base level units, with wood roll-top worksurface, inset one and a half bowl sink/drainage unit. Built-in four-ring ceramic hob with built-in electric oven under. Space for under counter fridge. Part tiled and part panelled walls, double glazed window to front aspect.

### LIVING ROOM

Open to the dining room, with central cast iron wood-burner set on a slate hearth. Large double glazed window to front aspect, wood laminate flooring, two radiators. Glazed double door to office/occasional bedroom three.

### DINING ROOM

Open with an archway from the living room, uPVC double glazed windows to three aspects, uPVC double glazed door to front aspect. Mono pitch uPVC roof. Continuation of wood laminate flooring, radiator.

### OFFICE/OCCASIONAL BEDROOM THREE

uPVC double glazed windows to three aspects, double glazed French doors leading onto garden, wood laminate flooring, radiator.

## THE EXTERIOR

### FRONT

### PREFABRICATED GARAGE

Up-and-over door, power provided.

To the right-hand side of the garage is a level parking space, with covered wood store and steps leading up to the front garden. To the left of the garage is a sloping driveway, providing additional parking for a further two vehicles, with steps leading up to the bungalow. From here, a path continues around to the rear of the property.

### FRONT GARDEN

The front garden consists of a paved terrace, north-east facing and enjoying the morning sun. Above the garage is a decked seating area with timber railings.

### REAR GARDEN

The terraced south-facing rear garden on the lower level, offers an area of lawn with greenhouse and garden shed. Both concrete and wooden steps lead up to an elevated area of garden, bordered by an attractive stone wall and densely planted with a large number of mature shrubs and trees. Central patio seating area and insulated timber studio.

## GENERAL INFORMATION

### SERVICES

Mains electricity and drainage. Air source heat pump. Solar panels with battery storage facility. (We have been made aware that the solar panels are owned outright)

### AGENT'S NOTE

We understand the entrance lane is owned by 'Fernlea' with a right of way granted for the neighbouring properties.

There are two sets of PV panels both rated at 4kw; in addition, there is 15kwh of battery storage capacity which can be charged from the grid at night or the solar panels on the rear of the property during the day. There is an Immersun unit which will divert power to the immersion heater in the hot water cylinder when the panels are producing large amounts of power, this includes power from the panels on the front of the house. The revenue generated by RHI (Domestic Renewable Heat Incentive) payments are £279.88 per quarter and last year's FIT (Feed-in Tariffs) payments were £1027.66, a total of £2,147.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Freehold.

### VIEWING

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



**Swanpool Beach, approximately 700 yards from the property**





# Floor Plan

