Kimberley's

The adventure starts Here...



Pugwash Cottage, Falmouth, TR11 5BJ

Guide Price £139,000 Leasehold (Share of the Freehold)

An ideal opportunity to own this well presented, three bedroom modern holiday home which is set in a superb and picturesque location in some 16 acres of managed landscaped gardens and grounds within this sheltered wooded valley and is within easy access to Swanpool and Falmouth beaches, Falmouth Golf Club and miles of rugged coastline walks.

- A well presented, three bedroom house
- Holiday home investment opportunity
- Three bedrooms, bathroom/wc combined
- Allocated parking space
- Access to on-site leisure facilities, shop and bar
- Tranquil, picturesque setting
- Open plan living/kitchen/dining room
- Communal well maintained gardens
- Sold with the benefit of 'no onward chain'
- Viewing highly recommended

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

The house is well maintained and decorated with neutral decor, well equipped and can be offered for sale as a turn-key investment if required allowing new owners the opportunity to earn an income from the date of completion (subject to bookings) or use the property as their own secure holiday base.

The property has features including sealed unit double glazed window, independent electric heating, stable doors to the front and rear, fitted kitchen area with oven and hob and all floor coverings included in the sale. The accommodation includes an entrance vestibule, ground floor cloakroom, bedroom three and a lovely bright triple aspect open plan lounge/dining room and kitchen area with access through a stable door onto a delightful patio area. On the first floor there are two further bedrooms and a bathroom/wc combined. The property has its own designated numbered parking space close by.

Owners and guests of each holiday home are welcome to use a variety of leisure and sporting facilities which include a gymnasium, sauna, solarium and steam room, a jacuzzi/plunge pool, tennis courts and a bar/restaurant. If you are looking for a reasonably priced holiday investment, this may be your chance to secure this superb property with the advantage of being able to sub let throughout the year.

As our clients sole agents, we strongly recommend an immediate viewing to secure this property.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

A communal pathway leads to a sloped path leading to the stable front door.

ENTRANCE HALL - 1.6m x 1.45m (5'3" x 4'9")
Stable front door opening into the entrance hall, open plan to the living/kitchen/dining area.

BEDROOM THREE - 3.25m x 2.18m (10'8" x 7'2")
Dual aspect double glazed windows to the side and front aspect enjoying a pleasant outlook, panelled internal door, fitted carpet, central ceiling light, electric wall heater.

CLOAKROOM/WC
Panelled internal door, white two piece suite comprising low level flush wc, pedestal wash hand basin with tiled splashback, wall mounted mirrored cabinet, extractor fan, coat hooks.

OPEN PLAN LIVING AREA - 5.36m x 5.05m (17'7" x 16'7")
A delightful open plan living area spanning the width of the property, with window to the front aspect and further window and stable door to the rear aspect leading directly onto the patio courtyard garden.

KITCHEN AREA
Fitted with a range of wood effect wall and base units, laminate roll top work surfaces to three sides, part tiled splashback, stainless steel single drainer sink with cold and cold taps, integrated under counter stainless steel Electrolux electric oven, electric four ring hob, integrated under counter refrigerator, space for slimline dishwasher, plumbing and space for washing machine, extractor fan.

LIVING AREA
Offering a light and bright open plan living with space for dining table and chairs, under stairs storage cupboard, Dimplex night storage heater.

STAIRS RISING TO FIRST FLOOR LANDING
Double glazed window to the front aspect, fitted carpet, storage cupboard housing immersion tank, shelving. Doors to:

BEDROOM TWO - 2.46m x 2.26m (8'1" x 7'5")
Double glazed window to the rear aspect, fitted carpet, central ceiling light, electric wall heater.

BEDROOM ONE - 3.63m x 2.97m (11'11" x 9'9")
Including door recess.
A good sized master bedroom with double glazed window to the rear aspect, fitted carpet, central ceiling light, electric wall heater.

BATHROOM
Double glazed window to the front aspect. Fitted with a white suite comprising; panelled enclosed bath with electric Mira shower over, tiled walls and glass shower screen, pedestal wash hand basin, low level flush wc, wall mounted mirrored bathroom cabinet, vinyl flooring, central ceiling light.









OUTSIDE
Leading from the living area is a patio courtyard garden which is an ideal area to sit, relax and enjoy with friends and family overlooking the picturesque communal gardens.

ALLOCATED PARKING SPACE
Situated at the rear of the property lies an allocated parking space clearly numbered for the sole use of the occupier. Further visitor parking is available on site.

COUNCIL TAX Band B.

SERVICES
Electricity, water and drainage.

LEASEHOLD
999 years from January 2000

AGENTS NOTE
Properties within Pendra Loweth are for use as second homes or holiday letting only and not to be used as a permanent residence.

SERVICE CHARGES
Service charges approximately £3,500 per year, gross income from 2023/2024 £14,000, other bills total approximately £3,200 including council tax.

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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