



Trebant

Swanpool, Falmouth



Trebant, Swanpool, Falmouth, TR11 5BD

Enjoying a traffic-free and tucked away position situated at the end of a long private driveway, and within a very short walk of Swanpool beach, south west coast path and beachside restaurant, this detached bungalow represents a wonderful refurbishment opportunity with its fine sea view, quiet atmosphere and established garden.

Distances

Swanpool beach – 350 yards; Gyllyngvase Beach – 0.7 (by coast path);
Events Square & Maritime Museum – 1.5; Maenporth – 2; Mawnan Smith – 3.5;
Tremough (University campus & Innovation Centre) – 5; Flushing – 5; Helford Passage – 5;
Mylor Yacht Harbour – 5.7; Truro – 12; Cornwall Airport (Newquay / Mawgan Porth) – 30;
(All distances are approximate and in miles)

The location

For generations, Falmouth has been considered to be one of Cornwall's most desirable places in which to live and the town has repeatedly been voted as one of the best coastal towns in the whole of the UK. Located to the southwest of the town within a very short walk of Swanpool beach, nature reserve, beachside café and restaurant, Trebant is perfectly situated for a peaceful, energising and seaside lifestyle.



Falmouth's vibrant, energetic and creative town is close by providing a wide range of amenities including a thriving range of traditional harbourside pubs, bars, restaurants and an eclectic range of shops and galleries.

Within just five miles or so are Maenporth, Mawnan Smith, The Helford, Flushing and Mylor – some of the county's most desirable villages, surrounded as they are by the sea, river, unspoilt countryside and National Trust gardens.





The property

- Detached bungalow built in 1983
- Wonderful sea view from the living room, kitchen, master bedroom and garden
- Quiet and tucked away
- Well maintained throughout
- Requiring some modernisation and refurbishment
- Entrance porch with WC / cloakroom
- Double aspect living room with sea view and sliding door to the garden terrace. Fireplace with electric fire
- Kitchen / breakfast room with sea view
- Double aspect master bedroom with sliding door to the garden terrace, sea view, fitted wardrobes and original en suite shower room
- Bedroom two to the rear
- Double aspect third bedroom / study to the rear
- Refitted family bathroom (2018)
- Utility room with two points of external access (to the driveway and small rear courtyard / path to the front garden). Worcester oil-fired boiler. Door to:
- Double garage / workshop with natural light, power connected and electric roller door

The garden

- Mature, established and well-maintained front garden enjoying a sea view from the raised terrace
- Small pond
- Private and sheltered
- Established borders including Agapanthus, Camelia and Bay along with a variety of shrubs, plants and trees
- Area of lawn
- Driveway providing parking and turning for at least four cars

Tenure, services and general information

Freehold. Mains electricity, water and drainage. Oil-fired central heating. Council Tax: band F. Superfast broadband is available in the postcode.

What 3 Words ///reach.record.skills

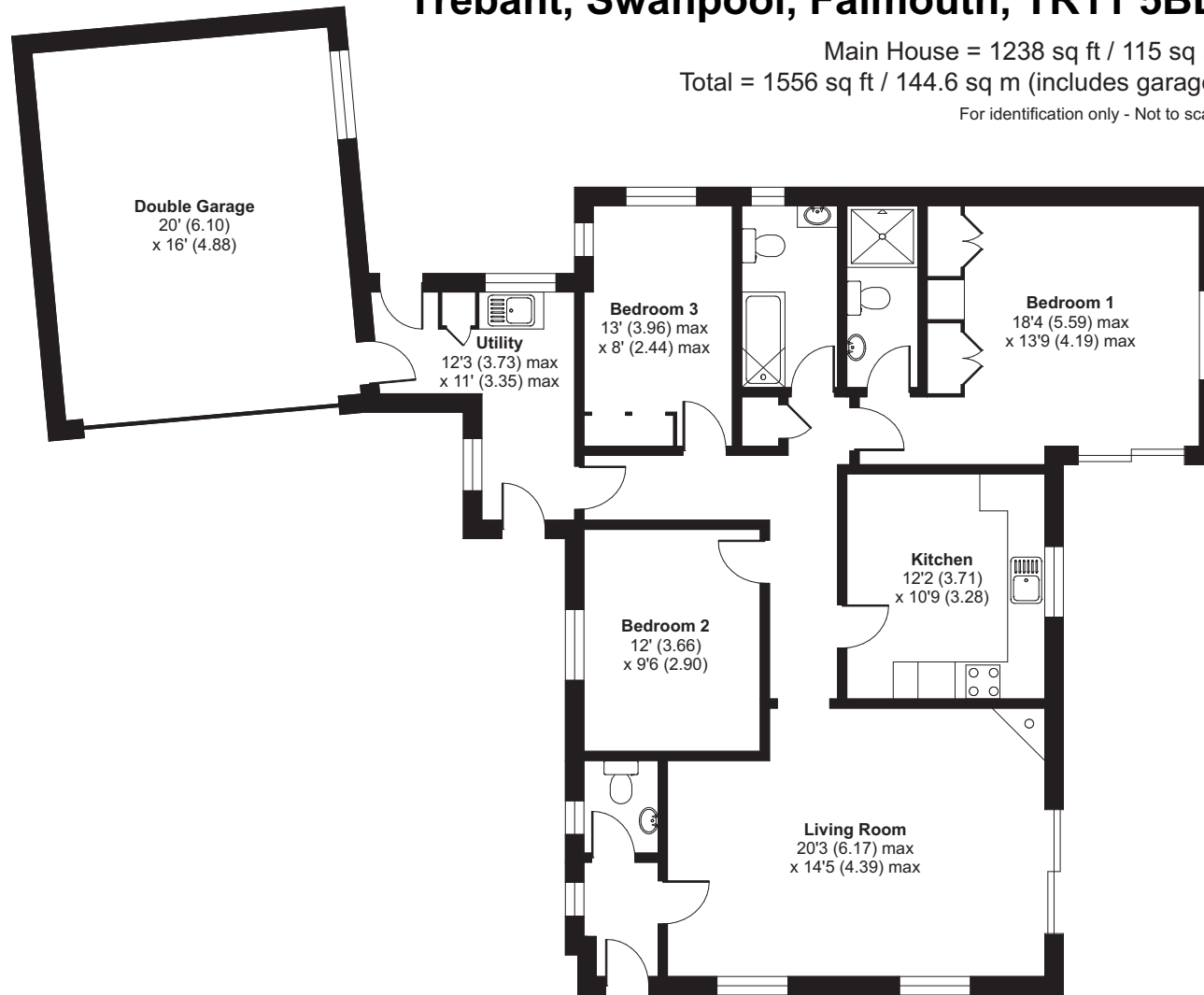




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Main House = 1238 sq ft / 115 sq m
Total = 1556 sq ft / 144.6 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

Directions

Travelling into Falmouth along Dracaena Avenue, continue into Western Terrace. At the mini roundabout at the junction with Woodlane, turn right into Pennance Road and then right at the crossroads. Continue down the hill (Swanpool Hill) and turn right into Silverdale Road before taking the immediate left to travel behind the lake. Follow the lakeside lane until reaching the driveway for Trebant and Chy-An-Pol.

Fixtures & fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2021.
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