





## PROPERTY DESCRIPTION

We are very pleased to be able to offer for sale one of these very sought after two bedroom modern homes situated within the village of Budock Water. The property is located within a cul de sac of similar homes, these homes being within a couple of hundred yards of the village centre. The property also provides easy access to Budock woods with its walks, Budock woods are easily accessed from a footpath situated almost directly opposite the property. The village of Budock Water is an extremely sought after, community driven and vibrant village on the outskirts of Falmouth. The village is conveniently located for access to the harbour town of Falmouth. The village is well served by a host of local amenities including a general store, restaurant, the highly regarded Trelowarren Arms Pub, Budock church and village hall. The village also benefits from a local bus service running to and from Falmouth

Internally the property offers accommodation that includes two good sized bedrooms, the main bedroom enjoying views over rooftops to the surrounding countryside. The ground floor comprises an entrance hallway that leads through to a lovely light and airy living room that enjoys much of the morning and afternoon sunshine. The living room also provides direct access out to the rear garden. The kitchen is set to the front of the property and is fitted with a range of modern units.

A rare opportunity in the current market. A viewing is very highly advised.

## FEATURES

- Modern Two Bedroom Home
- Sought After Village Location
- Two Double Bedrooms
- Living Room Opening To Garden
- Fitted Kitchen
- Double Glazing





## ROOM DESCRIPTIONS

### Entrance Hallway

Double glazed door to the front, stairs ascending to the first floor landing, access to under stairs storage cupboard, night storage heater, coved ceiling, telephone point, oak effect flooring, doorway through to the living room.

### Living Room

4.72m x 3.56m (15' 6" x 11' 8") A spacious living space that is situated to the rear of the property. Double glazed doors that open to the rear garden, laminate flooring, wall mounted electric heater, tv point.

### Kitchen

2.56m x 1.68m (8' 5" x 5' 6") The kitchen is fitted with a range of fitted cream fronted units with part tiled surrounds, inset stainless steel sink and drainer unit with mixer tap over, space for cooker, space for washing machine and fridge, double glazed window to the front, laminate flooring, coved ceiling.

### Landing

Stairs ascending from the entrance hallway, access to loft space, door to airing cupboard, electric panel heater, doors off to the bedrooms and bathroom.

### Bedroom One

3.58m x 2.67m (11' 9" x 8' 9") A spacious double bedroom that is set to the rear of the property. Panel door from the landing, double glazed window to the rear with views over rooftops to the surrounding countryside, electric panel heater.

### Bedroom Two

2.62m x 2.49m (8' 7" x 8' 2") A second double bedroom, this time being situated at the front of the property, built in cupboard to one side, double glazed window to the front.

### Bathroom

The bathroom is fitted with a modern suite that comprises a panel bath with tiled surrounds and Triton shower over, glazed shower screen set to the side, pedestal wash hand basin with tiled surround, low level w.c, wall light with

shaver point, extractor fan, ceiling spotlights.

### Gardens

The property has the benefit of a small front area of garden that is laid to lawn, this area of garden has a central pathway that leads down to the front entrance door. The rear garden is enclosed by fencing to the sides and incorporates a decked terrace that runs across the width of the property to the rear of the living room. This decked terrace then leads out to a low maintenance of garden area that has been laid to chippings. At the rear of this garden area there is a pedestrian gateway that leads out along the rear of the terrace to the parking areas.

### Parking

The property has the benefit of a parking space set within the side parking bays at the end of the terrace. There is also unrestricted parking on the roadway at the front of the property that the owners along the terrace use, each resident parking outside of their respective properties. This is not an official parking area, however most residents use these spaces.

### Additional Information

Tenure - Freehold.

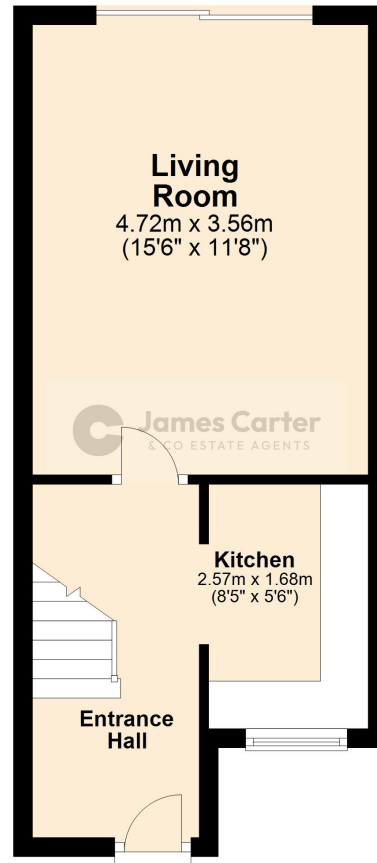
Services - Mains Electricity, Water And Drainage.

Council Tax - Band B Cornwall Council.

# FLOORPLAN

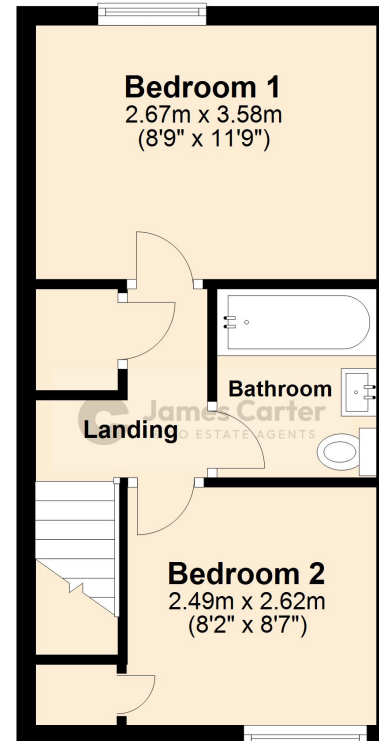
## Ground Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



## First Floor

Approx. 25.2 sq. metres (271.0 sq. feet)



Total area: approx. 53.4 sq. metres (574.5 sq. feet)

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