

FOR SALE



Budock Terrace, Falmouth
Guide Price £190,000


MARTIN & CO

Budock Terrace

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- SHARE OF FREEHOLD
- FIRST & SECOND FLOOR FLAT
- CENTRAL FALMOUTH
- CLOSE TO AMENITIES
- GOOD NATURAL LIGHT

A two bedroom, two bathroom, first and second floor apartment with plenty of natural light and an open-plan lounge, diner and kitchen. Conveniently located on Budock Terrace and walking distance to Falmouth town centre.

On the first floor there is a spacious open-plan kitchen, diner and lounge. There is a modern fitted kitchen, space for a family dining table and in the lounge there is a lovely feature fireplace.

There is a large bathroom which has a bath and separate shower cubicle.

There is one bedroom on the first floor, adjacent to the lounge and there is a second, larger bedroom in the converted loft, along with an ensuite shower room. The flat has very good natural light throughout.



FEATURES INCLUDE :

EPC – Band D

Council Tax Band A

Gas central heating and hot water.

Arranged over first and second floors.

To be sold with a new 999 year lease.

There are 2 flats in the building which share the Freehold.

There is no ground rent or service charge.

Maintenance costs of the building would be split between the 2 flats.

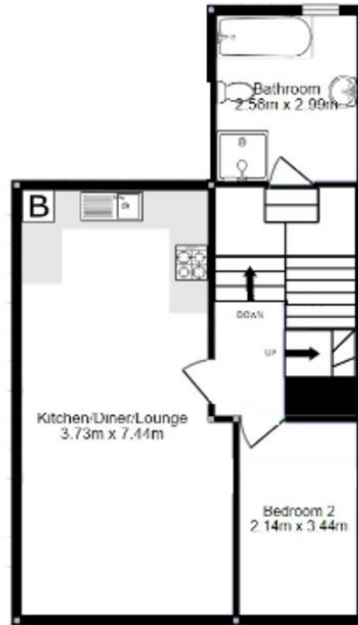
Currently let on an AST until 28th November 2024 for £945 pcm.

LOCATION :

Budock Terrace is a pleasant wide road of mostly Victorian town-houses, all set back from the street by little front gardens. It is around a 10 minute walk to the shops on Church Street and around a 15 minute walk to Falmouth Town train station.

Falmouth is a charming coastal town and a popular destination renowned for its maritime heritage, beautiful scenery, and vibrant atmosphere. Situated on the south coast of Cornwall, Falmouth boasts stunning beaches, scenic coastal walks, and a picturesque harbour. Falmouth is home to the renowned National Maritime Museum Cornwall, which offers fascinating exhibits on the region's maritime history and global seafaring heritage. The town also hosts various festivals and events throughout the year, including the Falmouth Week sailing regatta and the Falmouth Oyster Festival to name just a few. With its lively waterfront, quaint streets lined with shops and galleries, and an array of restaurants serving fresh seafood, Falmouth offers a delightful mix of seaside charm and cultural attractions. It's an ideal destination for anyone seeking relaxation, adventure, or a taste of Cornwall's rich maritime culture.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

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