

**FOR SALE**



**Budock Terrace, Falmouth**  
**Guide Price £200,000**

  
**MARTIN&CO**



# Budock Terrace, Falmouth

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- NEW BATHROOM
- OPEN PLAN LIVING AREA
- SMALL REAR COURTYARD
- SHARE OF FREEHOLD
- TO BE DECORATED BEFORE SALE

*A spacious 2 bedroom ground floor apartment conveniently located on Budock Terrace, walking distance to Falmouth town centre.*

The property has recently had a brand new bathroom as well as damp proofing works completed and will be decorated throughout shortly. Located on the ground floor, there is a spacious open-plan kitchen, diner and lounge. There is a modern fitted kitchen with a back door to the rear courtyard (with rear access), space for a family dining table and a lounge with a lovely bay window as a feature. There is a newly fitted bathroom, a double bedroom with ensuite shower room, plus a second bedroom. The flat has very good natural light throughout.



**FEATURES INCLUDE:**

Share of Freehold

Ground floor

EPC – and D

Council Tax Band A

Gas central heating and hot water.

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 are split equally between the 2 flats.

Currently let on an AST until 7th Nov 2025.

The flat will be redecorated when the tenants leave, prior to sale.

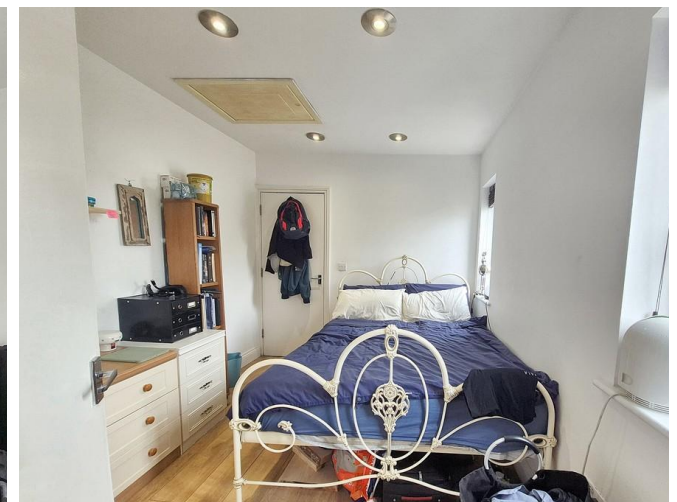
Courtyard to rear with a back gate to lane behind.

No allocated parking, parking is available on street.

**LOCATION:**

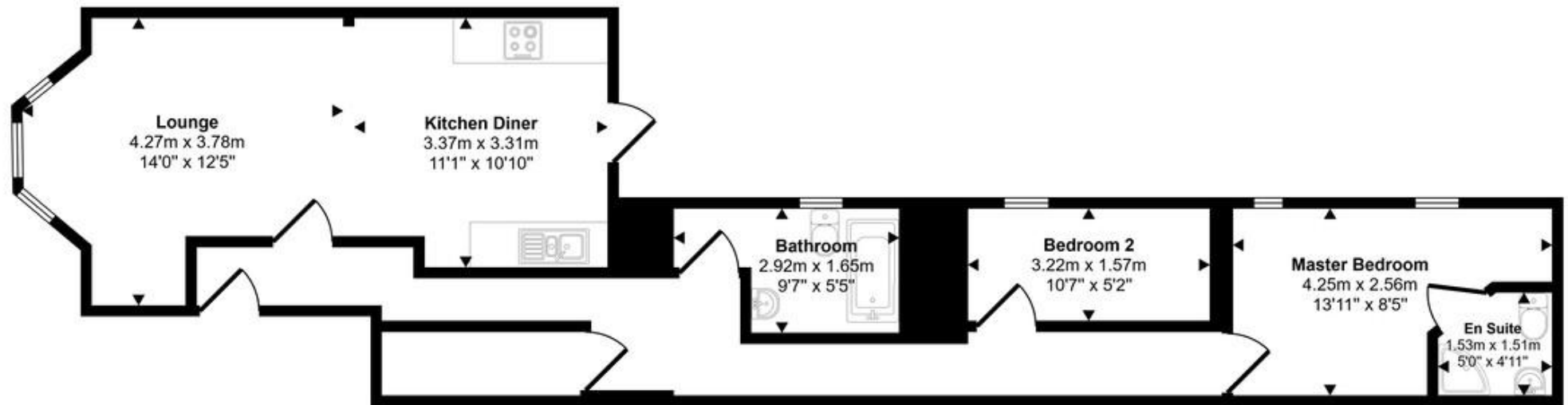
Budock Terrace is a pleasant wide road of mostly Victorian town-houses, all set back from the street by little front gardens. It is around a 10 minute walk to the shops on Church Street and around a 15 minute walk to Falmouth Town train station.

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. 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.





Approx Gross Internal Area  
64 sq m / 693 sq ft



Floorplan

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. Made with Made Snappy 360.

## Martin & Co Falmouth

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