



7 Trevoney, Budock Water

Guide Price £335,000



Heather & Lay
The local property experts

- Detached bungalow
- Popular village location
- Three bedrooms
- 23' lounge
- Lovely enclosed rear garden
- Garage
- In need of an uplift

THE PROPERTY

Ready for its next chapter in life and in need of uplifting Number 7 is well situated towards the head of the cul de sac and overlooking woods at the front and its colourful, but overgrown, garden to the rear. Accommodation is nicely proportioned with three bedrooms, a 23' lounge, fitted kitchen and shower room / WC. Windows are UPVC double glazed and warmth is provided by electric panel and night storage heaters. The bungalow is nicely back from the close road by its front garden whilst the rear garden is a treat; full of choice plants and well enclosed for privacy. To the side is a single garage.

THE LOCATION

Trevoney is a select and mixed development of modern, detached or semi detached houses and bungalows in a lovely spot bordered by woods and a stream and located near the middle of Budock Water village. Budock Water is a popular village with an active community and benefits from good local amenities including a general store, well regarded Public house, Meadery and Village Hall. The village is served by a regular bus route and lies just 2 miles from Falmouth harbour town, the sea and beaches as well as Penryn and The University for Cornwall.

- Detached bungalow
- Popular village location





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Multipane and timber front door to...

HALLWAY

Electric night store heater. Access to loft. Concealed meter and electric trip switches, telephone point. Painted panelled doors to 3 bedrooms, shower room, lounge / dining room and kitchen. Door to airing cupboard housing insulated hot water tank and immersion.

KITCHEN 10' 6" x 8' 8" (3.20m x 2.65m)

UPVC double glazed window overlooking the rear garden. Modern kitchen with range of eye and base level cupboards and drawers with complimentary work surfaces and inset one and a half bowl stainless steel sink and drainer with swan mixer tap. Built-in hob with extraction hood above. Tiled splashback. Built-in oven, grill, microwave, fridge and freezer. UPVC double glazed door to rear garden.

LOUNGE 22' 8" x 11' 4" (6.92m x 3.45m)

UPVC double glazed box bay window to front. Electric heater. Sliding patio doors leading out into the rear garden.



BEDROOM ONE 11' 7" x 9' 11" (3.53m x 3.02m)

UPVC double glazed window to front. Built in deep wardrobes. Electric panel heater. Power points.

BEDROOM TWO 9' 10" x 8' 5" (3.00m x 2.56m)

UPVC double glazed window to rear. Built in wardrobe and cupboard space. Electric panel heater. Telephone and power points



BEDROOM THREE 8' 6" x 7' 10" (2.60m x 2.38m)

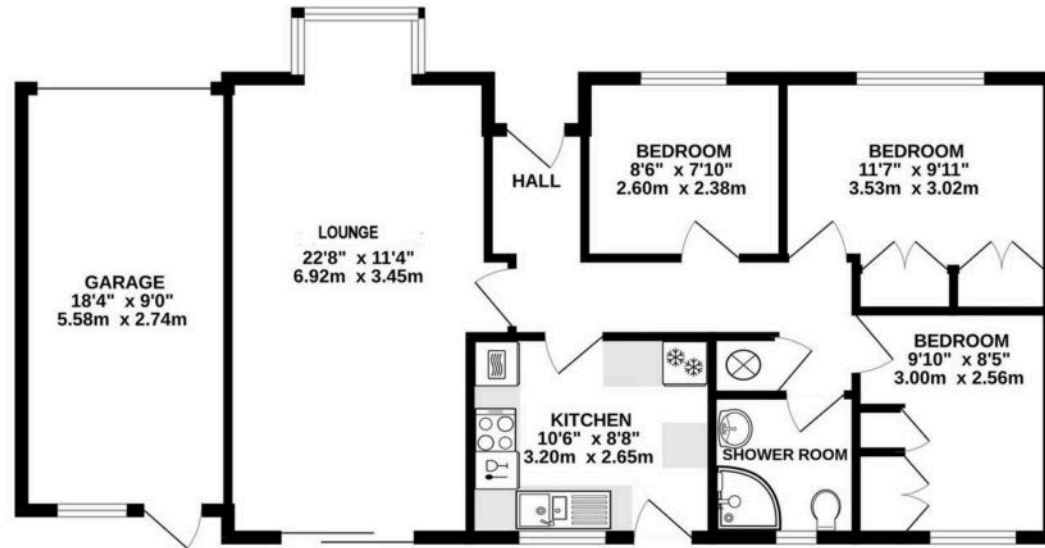
UPVC double glazed window to the front. Electric panel heater. TV and power points.

SHOWER ROOM/WC

Three piece suite comprising low flush WC, pedestal wash hand basin, walk in shower cubicle. Obscured UPVC double glazed window to the rear.

GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.

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TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

FRONT

Lawned front garden with trees and shrubs.
Driveway leading to the garage.

REAR

A sheltered and secluded rear garden full of choice shrubs including azalea, camellia, acer, pierus and rhododendron. Several fruit trees, rose arch and an arbour. Several paved sitting areas. Pond with tumbling water feature. Many perennial plants and flowering bulbs. Climbers including Wisteria and Clematis. Tap, light. Access to garage and path to front. With some maintenance, the garden can regain its beauty.

SINGLE GARAGE

18' 4" x 9' 0" (5.58m x 2.74m) Metal up and over door.
Pitch roof storage. Door and window to rear, power and light.

Council Tax band: C

EPC Energy Efficiency Rating: D

Services:Mains electricity, water & drainage. Solar water panels.



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