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**Vicarage Close,
Budock Water, Falmouth**

**Guide Price £445,000
Freehold**





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Property Introduction

This lovely light and bright bungalow is located on a quiet cul-de-sac at the top of the popular village of Budock Water.

Consisting of three bedrooms, a spacious L-shaped lounge/diner and due to its elevated position you can enjoy lovely views of the bay. The lounge/diner leads into a good sized fitted modern kitchen with a stable door opening out to a wrap around garden. There is also a conservatory off the lounge and a utility/boot room off the entrance hall which also has its own door to outside, and a shower and WC which could be perfect for dependent relative. The bedrooms are at the far end of the bungalow with a modern fitted shower room.

The rear garden is fully enclosed with two patios, two sheds one being a 'Keter' and there is driveway parking for one car.

Location

The lovely village of Budock Water with all its facilities is located on the edge of Falmouth. The village has a very popular public house which holds frequent events, a well stocked village shop, restaurant, village hall, park and church.

The village truly has a community feel and there are beautiful surrounding country walks. Falmouth is approximately two miles distant. There is also a regular bus service which runs to other villages and to and from the town.

ACCOMMODATION COMPRISES

Steps to composite door with glazed panel leading to:-

ENTRANCE HALLWAY

Spacious hallway with folding doors to lounge. Further door to:-

UTILITY/BOOT/SHOWER ROOM 15' 2" x 8' 0" (4.62m x 2.44m) maximum measurements

Stable door with dog flap to outside. Two double glazed windows, coat and shoe storage, spaces for fridge/freezer and washing machine, space for tumble dryer. Sink and drainer under one window. Linoleum flooring with low level WC, tiled wall surround and walk-in shower cubicle with 'Mira' electric shower. Currently set up for ease of use to shower pets.

LOUNGE 20' 11" x 19' 10" (6.37m x 6.04m) L-shaped, maximum measurements

Two double glazed windows on one wall with elevated distant views across Falmouth Bay. Feature focal fireplace housing an electric wood burner. Space for dining table, wall hung 'Rointe' electric heater. Door to inner hallway and further double doors to conservatory. Laminate flooring. Double doors to:-

CONSERVATORY 17' 4" x 9' 7" (5.28m x 2.92m)

Glazed to three sides, double doors to garden.

KITCHEN 15' 1" x 10' 11" (4.59m x 3.32m) maximum measurements

A dual aspect room with a range of floor and wall mounted white high gloss cupboards with worktop over incorporating a sink and drainer. Matching up stands and tiled surround. Large larder unit with pull out cupboards and space for fridge/freezer. Integrated dishwasher, eye level oven and combination microwave above. Further storage cupboards, linoleum tiled flooring and stable door leading to outside.

From lounge, access to:-

INNER HALLWAY

Doors off to:-

BEDROOM ONE 10' 0" x 9' 8" (3.05m x 2.94m)

Double glazed window, fitted wardrobes along one wall with glass sliding doors and 'Rointe' wall mounted heater.

BEDROOM TWO 10' 3" x 9' 0" (3.12m x 2.74m)

Double glazed window, night storage heater with cover over.

BEDROOM THREE 8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window and fitted wardrobes/cupboards.

SHOWER ROOM

Obscured double glazed window and linoleum flooring. Vanity wash hand basin with tiled surround incorporating low level WC with hidden cistern and storage cupboards and walk-in shower cubicle and 'Mira shower'. Heated towel rail and mirrored wall cabinet.

OUTSIDE FRONT

Outside tap and electrics. Driveway parking for one car, low level wall surround with lawn and established mature shrubs including Hydrangea and Acers. Pathway to front door.

OUTSIDE REAR

Enclosed wrap around garden with separate access via pedestrian gate to side area with storage for bins and further smaller gate to rear garden. Two patios, two sheds with one being a modern grey 'Keter'. Lawn wrapping around the back and along the side to conservatory. Fully fenced surround and further gate at the back of the fence to footpath to fields and woods. Raised beds to rear and further established shrubs.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.

SERVICES

Mains water, drainage, electric.

DIRECTIONS

From Bickland Water road, turn right just after the Falmouth Football Club on the left. Proceed up Bickland Hill, take the sharp bend around to the left and start proceeding down Budock Hill. Vicarage Close is the first turning on the right hand side. The property can be found a short way along on the right hand side. If using What3words: tennis.lazy.sooner



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached bungalow, spacious and light accommodation
- Located in the village of Budock Water
- 20' L-shaped lounge/diner with distant sea views
- Spacious kitchen with ample storage cupboards
- Three bedrooms
- Conservatory
- Utility/boot room and shower room with separate entrance
- Updated shower room
- Wrap around rear garden with two sheds and patios
- Driveway parking



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