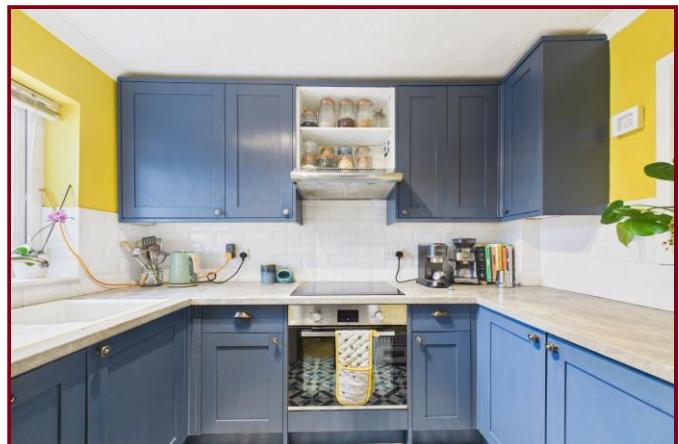




**MAP estate agents**  
Putting your home on the map

**Budock Water,  
Falmouth**

**£280,000  
Freehold**





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## Property Introduction

Set in a cul-de-sac in a lovely village on the outskirts of Falmouth, this well presented two bed roomed, end of terrace house has a modern kitchen and lounge/diner leading into a conservatory. There are two bedrooms and a bathroom on the first floor. The conservatory offers extra space looking out onto an enclosed rear garden.

This house also benefits from updated modern high heat retention storage heaters and owned solar panels with battery storage, also there is parking by the property for two cars.

## Location

Budock Water is located on the edge of Falmouth and the property is positioned in the heart of this lovely village. The village has a very popular public house which holds frequent events, a well stocked village shop, restaurant, village hall where many events take place 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 COMPRISSES

Enclosed front garden with a path leading to a double glazed door, leading into:-

### HALLWAY

Wall mounted modern high heat retention storage heater, laminate flooring, staircase, understairs storage space. Door into:-

### KITCHEN 8' 5" x 5' 5" (2.56m x 1.65m)

Double glazed window to the front, hatch looking out into dining area. Range of floor and wall mounted dark blue units with worktop over incorporating a sink and drainer. Integrated dishwasher,

integrated oven and hob, extractor hood above, tiled surround, integrated shelving above. Returning to hallway, door into:-

### **LOUNGE/DINER 15' 5" x 11' 6" (4.70m x 3.50m)**

Laminate flooring continued, two wall mounted modern high heat retention storage heaters, double glazed window to the side, TV point, shelving, double glazed doors leading into conservatory.



### **CONSERVATORY 9' 4" x 8' 3" (2.84m x 2.51m)**

Windows to two sides plus tinted glass roof, further double glazed doors to garden. Returning to hallway, stairs to:-

### **FIRST FLOOR LANDING**

Loft hatch with ladder, positive air flow system. Airing cupboard housing the immersion tank and a modern high heat retention storage heater.

### **BEDROOM ONE 9' 11" x 8' 10" (3.02m x 2.69m)**

Double glazed window to rear, integrated wardrobe, modern high heat retention storage heater.



### **BEDROOM TWO 8' 5" x 8' 2" (2.56m x 2.49m)**

Double glazed window to the front, wall hung modern high heat retention storage heater, integrated cupboard space.

### **BATHROOM**

Obscure double glazed window, extractor fan, fully tiled walls and floor, bath with electric shower over, sink with vanity drawers underneath, wall hung sink, low level WC, light up mirror.



### **OUTSIDE FRONT**

The garden to the front is well maintained with plants to give interest year round. A pathway leads to the front door, there is gravelled space, paving and a pathway to the side to pedestrian gate leading to the rear. Space for seating. Outside tap. Parking spaces for two cars.

### **OUTSIDE REAR**

The rear garden is enclosed, well maintained with plants to give interest all year round. There is a raised patio and space for seating, a concrete built shed and a wooden shed. Pedestrian gate to the front.



### **SERVICES**

The property benefits from mains water, mains drainage, mains electricity.

### **AGENT'S NOTES**

Owned solar panels with battery storage significantly reduce electricity bills, with the batteries charged by solar and a discounted electricity tariff. Please be advised that the Council Tax band for this property is band 'B'.

### **DIRECTIONS**

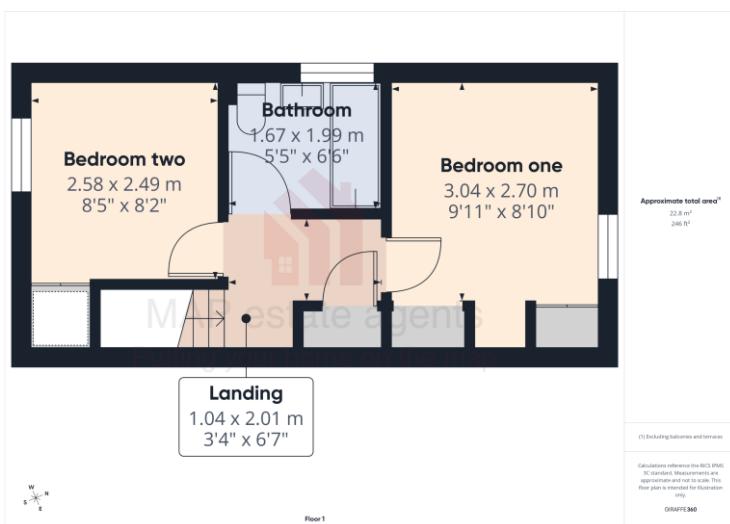
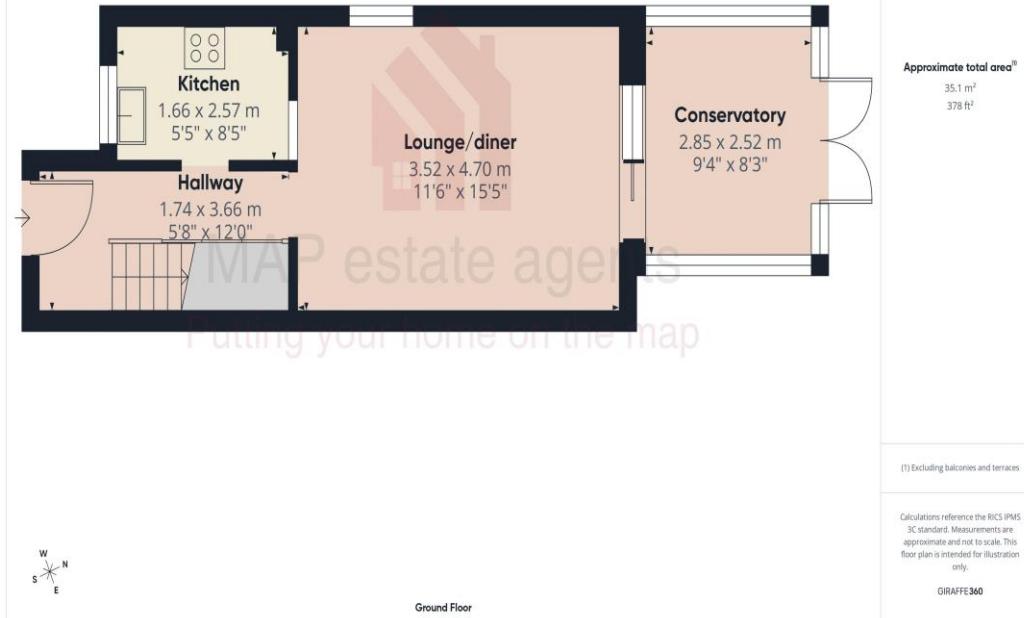
Coming into the village of Budock Water drive down the hill, past the pub (Treloarren Arms) on left. Continue right into Watersmead Parc. Proceed up and around to right, the property is on the right hand side with a parking bay in front. If using What3words;- press.songs.unique

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs.			
(90+)	A		
(81-89)	B		
(70-79)	C		
(60-58)	D		
(50-46)	E		
(45-38)	F		
(1-28)	G		
Most energy efficient - highest running costs.			
England & Wales		75	79
		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Lovely village location
- End of terrace house with conservatory
- Two bedrooms
- Modern kitchen and lounge/diner
- Modern bathroom
- Modern high heat retention storage heaters
- Owned solar panels with battery storage
- Enclosed rear garden
- Parking for two cars
- Offered for sale chain free



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01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
01872 672250 (Truro)

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