



TOM WILLS
PERSONAL PROPERTY AGENTS

13 Treveryn Parc

Budock Water Falmouth, TR11 5EH

£565,000

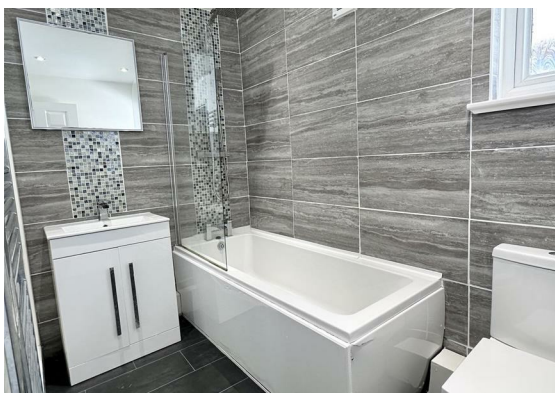


13 Treveryn Parc

Budock Water, Falmouth, TR11 5EH

Occupying a peaceful plot which borders untouched woodland and a stream on the rear boundary, a deceptively spacious 4/5 bedroom Property with two bath/shower rooms and a stylishly refitted/extended kitchen/dining room installed with bi-folding doors to the large rear garden. To the front ample driveway parking leads to a detached garage.

- Detached and individual
- Quiet position bordering woodland and a stream
- 4 (possibly 5) bedrooms
- Versatile layout
- Stunning kitchen/dining room with bi-folding doors to garden
- 2 bath/shower rooms
- LPG gas central heating with underground tank
- Garage and driveway parking
- No-through cul-de-sac
- Wonderful walk to Maenporth Beach





Originally designed as a single-storey property, this traditionally constructed detached home has been thoughtfully extended both at ground and first floor levels, resulting in a versatile layout that offers exceptional flexibility between bedrooms and living areas. The accommodation can be configured to provide up to five bedrooms, or alternatively, four bedrooms with two separate sitting rooms—ideal for growing families or those seeking additional living space. The spacious garden, primarily laid to lawn for minimal upkeep, offers endless possibilities for gardening enthusiasts. Whether you're interested in growing vegetables, keeping chickens, or simply providing a secure, expansive area for children and pets to enjoy, this outdoor space will appeal to a variety of purchasers.

THE SITUATION

Budock Water, located just outside Falmouth's town centre, is a charming village nestled near the western outskirts, close to Maenporth and Mawnan Smith. Its scenic location offers an abundance of picturesque rural walks, including the popular route through Maen Valley, which leads to Maenporth Beach and the South West Coast Path. The village boasts a range of amenities, including a welcoming pub, a village store, a restaurant, and a hair salon. There is also a regular bus service that connects the village to Falmouth, Helston, and other nearby villages, ensuring easy access to the surrounding area.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion. Services - Modern Underground LPG Gas tank provides central heating. Mains electricity, water and drainage. EPC Rating - E (46) - although this was rated prior to the recent extension. Council Tax - Band E.

VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



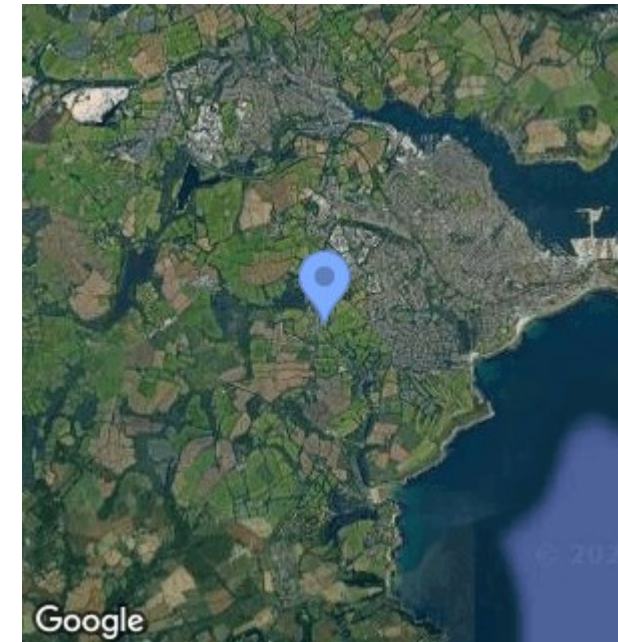
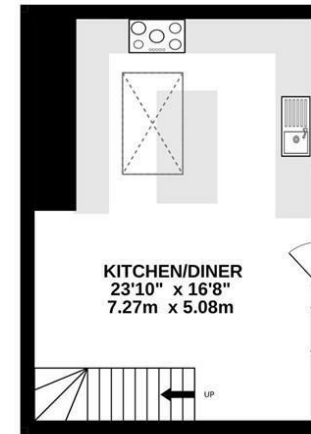
GROUND FLOOR



TOTAL FLOOR AREA : 1668sq.ft. (155.0 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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LOWER GROUND FLOOR



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

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