



15, Parc Stephney



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Budock Water, Falmouth, TR11 5EJ

Truro City 11 miles - Falmouth 2 miles - Penryn 3.5 miles

A versatile, three/ four bedroom semi-detached property with a useful self contained guest suite set in an elevated position with superb countryside views, located in the highly regarded village of Budock Water.

- Versatile Family Property
- Separate Visitors Suite/ Workspace
- Countryside Views
- Two Bathrooms
- Popular Village
- Modern & Well Presented
- Garage & Parking
- Upvc Double Glazing & Central Heating
- Council Tax Band C
- Freehold

Guide Price £395,000

DESCRIPTION

Stags are delighted to bring to the market this contemporary styled, semi detached property in the popular village of Budock Water on the outskirts of Falmouth. Situated at the end of a cul-de-sac, this versatile family property offers three/ four bedrooms and sits in an elevated position commanding wonderful views over the surrounding countryside and down towards the sea in the distance. The property has been beautifully styled by the current vendors with a stylish mat grey and cream kitchen with solid wooden worksurfaces, stylish white contemporary bathroom suite with separate wc, neutral decor and laminate flooring throughout to give the property a spacious, clean and stylish ambience.

Accommodation comprises; There is a raised entrance with pleasant seating area to take in the surrounding countryside, access is via steps to the entrance hall, open plan 'L' shaped lounge/dining area incorporating a feature log burner with beautifully exposed timber lintel over, the kitchen flows off this space, bathroom with separate WC, garden to the rear, oversized garage underneath the property with inspection pit plus off street parking and a separately accessed guest room/ studio or workroom with en-suite shower room/ wc facilities to the ground floor.



OUTSIDE

To the front is a fern garden laid to loose chipped bark contained by rockery dwarf walls. The property enjoys private off street parking to the immediate front on the driveway which in turn leads to the garage, providing further parking. There is a side access passage which leads around to the rear garden

To the rear there is an immediate decked patio area leading directly off the kitchen making for a wonderful outside space for barbequing, relaxing or alfresco dining, furthermore there is a raised and relatively level lawn with rear traditional Cornish boundary which has an abundance of native fauna and flora. The property enjoys easy and clear side access where a greenhouse, timber garden tool shed and the LPG bottles.

SITUATION

The property is located at the end of a cul-de-sac in the highly desirable village of Budock Water, which is twixed between the larger towns of Falmouth and Penryn. The village is thriving with a public house and shop and is located approximately two miles from Falmouth. Budock Water is surrounded by wonderful countryside and is surrounded by the picturesque coastline of the South Cornish Coast, with gems such as Maenporth Beach and the The National Trust's Trebah and Glendurgan Gardens accessible.

Branch line trains from Penryn and Falmouth connect to the mainline Paddington to Penzance line at Truro and the village is serviced by a regular bus service.

The historic port of Falmouth, renowned for the sailing waters of the Carrick Roads and its sandy south-facing beaches, offers a wealth of restaurants, bars, shops, and galleries. Additionally, Falmouth boasts the world's third deepest natural harbour, adding to its rich maritime heritage.

VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

SERVICES

Mains water, electricity and drainage connected. LPG heating. Upvc double-glazed. Broadband speed up to 80 Mbps. Standard and superfast available (Ofcom). Mobile phone: 02, Vodafone, Three and EE are likely (Ofcom).

DIRECTIONS

From our office in Lemon Street Truro, proceed on the A39 heading towards Falmouth and continue past Carnon Downs and through Perranarworthel. Continue on the A39 exiting at the Hillhead roundabout onto Union Road continuing into Bickland Hill and carry on proceeding along this road until Vicarage Hill. Vicarage Hill continues to Trewen Road where Parc Stephney can be found on your right hand side. Number 15 can be located towards to top of the cul-de-sac on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk
01872 264488

