



## Budock Water

A three bedroom end-of-terrace cottage  
Spacious kitchen/breakfast room  
Large lounge/dining room  
Shower room with walk-in shower & separate wc  
Double glazing and electric heating  
Potential to improve and extend  
Sought after village location  
Off road parking and 70' enclosed rear garden  
Being sold with the benefit of 'no onward chain'  
Viewing highly recommended

Guide £340,000 Freehold

ENERGY EFFICIENCY RATING  
BAND F

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7213



Kimberley's are delighted to offer for sale this lovely end-of-terrace cottage that is set in a 'tucked away' location within the ever popular village of Budock Water.

The property is well presented throughout and has a unique blend of period and modern day living. Positioned at the end of a row of three houses, the property benefits from a good degree of privacy, natural light and access from the side.

The property in brief comprises; hallway, bright dual aspect lounge/dining room and a dual aspect kitchen/diner on the ground floor. To the first floor there are three good sized bedrooms, shower room and separate wc. Outside there is a generous rear garden with a greenhouse and timber garden sheds.

The village of Budock Water enjoys a thriving community and has amenities including a village store, The popular Trelowarren Arms public house, village hall and playing area. Three miles distant is the bustling harbourside town of Falmouth with its wide range of amenities and entertainment venues and some of the finest sailing waters the country has to offer.

The property does require a degree of updating and modernisation but offers a huge amount of potential to improve and possibly extend (subject to the necessary planning permission and consents).

A viewing is highly recommended to avoid disappointment.

Why not call for your appointment to view today?

#### *THE ACCOMMODATION COMPRISES:*

Accessed via a wooden gate on the front boundary or via the driveway with steps down to a timber gate giving access to a UPVC double glazed front door with frosted glass panels and glazed arched panel above.

#### *ENTRANCE HALLWAY 7.14m (23'5") x 1.47m (4'10")*

With carpeted staircase rising to the mezzanine level, panelled painted ceiling, central light point, fuse box, electric radiator, telephone point, under stairs storage cupboard, four-panelled doors to lounge/dining room and kitchen/breakfast room.



#### *LOUNGE/DINING ROOM*



#### *LOUNGE 3.53m (11'7") x 3.17m (10'5")*

UPVC double glazed Georgian style window to the front elevation overlooking the front, enclosed garden, electric heater, painted panelled ceiling, brass pendant light, feature fireplace with dark wood surround and mantle, picture rails, fitted carpet, dark brown lintel with decorative wooden architraves, open through to:



#### *DINING ROOM 3.78m (12'5") x 3.00m (9'10")*

UPVC double glazed Georgian style window to the rear, crazy stone fireplace recess set into chimney breast, recesses either side with fitted dark wood storage cupboards with dark wood shelving above the right hand cupboard, painted panelled ceiling with pendant light.





#### *KITCHEN/DINER 5.71m (18'9") x 2.39m (7'10")*

A dual aspect room fitted at one end with a range of matching pine wall and base units with roll top work surfaces incorporating a composite 1 1/2 bowl sink with drainer and chrome mixer tap over, space for under counter refrigerator and freezer, space for electric cooker with extractor canopy over, space and plumbing for washing machine, pendant light, vinyl flooring, Georgian style window overlooking the side, half glazed door to the rear garden.

The kitchen is open through to the dining area that has a part canopied ceiling, Georgian style window overlooking the rear, wall lights and vinyl flooring.



#### *CARPETED STAIRCASE TO:*

#### *MEZZANINE LEVEL*

Doors to shower room and separate wc.

#### *SHOWER ROOM 2.34m (7'8") x 2.26m (7'5")*

Fitted with a white suite comprising double shower cubicle with tiled walls, electric shower and grab rail and glass shower screen, pedestal wash hand basin with twin chrome hot and cold taps and vanity mirror over, chrome ladder style heated towel rail, full height storage cupboard housing the hot water tank.



#### *SEPARATE WC*

With low-level flush wc, Georgian style window to the side with Venetian blind, pendant light, pine panelled internal door.

#### *STAIRS RISING TO:*

#### *FIRST FLOOR LANDING*

With white panelled ceiling, pendant light, fitted carpet, doors to all three bedrooms.

#### *BEDROOM ONE 3.63m (11'11") x 3.53m (11'7")*

UPVC double glazed Georgian style window overlooking the enclosed rear garden, painted panelled ceiling, central ceiling light, electric radiator, picture rails, fitted carpet, six-panelled wood internal door.



#### *BEDROOM TWO 3.25m (10'8") x 3.15m (10'4")*

UPVC double glazed Georgian style window overlooking the front, painted panelled ceiling, central ceiling light, picture rails, fitted carpet, six-panelled wood internal door.



#### *BEDROOM THREE 2.29m (7'6") x 1.78m (5'10")*

UPVC double glazed Georgian style window overlooking the front, painted panelled ceiling, central ceiling light, access to loft space, picture rail, fitted carpet, six-panelled internal door.



#### *OUTSIDE*

To the front, the garden is accessed by a wooden garden gate to the front or another to the side from the driveway parking area. A path to the left hand side leads to the front door whilst to the right there is a delightful garden laid to lawn interspersed with a wide variety of plants and shrubs and enclosed by a stone wall and hedging offering a good degree of privacy.

To the side of the property there is a gravelled driveway parking area providing off road parking facilities for a number of vehicles. At the rear of the driveway there is a timber gate giving access to the rear.

The rear is also accessed from the kitchen door that leads to a slate paved patio area that in turn leads to a concrete courtyard area where the two timber garden sheds can be accessed. Continuing down the path, the gardens comprise of gently stepped tiered gardens with a feature pergola that leads to the far end where you will find a greenhouse in situ. The while garden enjoys a light, sunny aspect and is bordered by mature shrubs and trees making this the ideal place to relax and entertain your family and friends.

*SERVICES* Mains electricity, water and drainage.

*COUNCIL TAX* Band C.

#### *MONEY LAUNDERING*

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### *AGENTS NOTE*

There is a 'right of way' to the rear of Number 3 that allows access by foot to numbers 1 & 2 Condor Villas.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

