



TOM WILLS
PERSONAL PROPERTY AGENTS

6 Budock Terrace
Falmouth, TR11 3NB
£395,000



TOM WILLS

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6 Budock Terrace

Falmouth, TR11 3NB

Offered with immediate vacant possession, a spacious mid terraced late Victorian house of approximately 1,033 sq ft, thoroughly upgraded since our clients' purchase in 2010. Two reception rooms and a delightful kitchen/breakfast room opening onto a sunny courtyard. The first floor has four well proportioned bedrooms, a family bathroom and second separate WC. Within easy walking distance of the seafront, beaches, town centre and harbourside The house also offers off-street parking. There is potential for further attic accommodation, subject to the relevant consents.

- Thoroughly improved since our clients purchase with new plumbing, new electric wiring and new gas central heating, all installed in 2010
- Roof replaced in natural slate in 2024
- Two reception rooms plus kitchen/breakfast room opening onto a sunny courtyard
- Four well proportion first floor bedrooms, comprising two good size double bedrooms and two large single or smaller double bedroom bedrooms
- First floor family bathroom and spacious additional (second) WC/Cloakroom
- Upper patio with double gates providing off-street parking
- Useful integral storeroom plus stone-built garden store with slate roof
- UPVC double glazing and mains gas fired central heating
- Neutrally decorated throughout
- Walking distance of the seafront, beaches, town centre and harbourside





6 Budock Terrace is an attractive mid terraced house dating from around 1900, its elevated front entrance set back from the roadside and pavement behind a raised front garden well stocked with flowering plants. Thoroughly refurbished since our clients' purchase in 2010, the house has been the subject of a complete re-wire and re-plumb, the installation of central heating and the replacement of the roof tiles with natural Spanish slate, leaving well presented accommodation ready to enjoy. Inside, the accommodation is light and airy throughout, neutrally decorated and retaining some period features, with two reception rooms providing flexible living space and a delightful kitchen/breakfast room opening onto a sunny courtyard at the rear. Above the courtyard there is a larger sunny patio with excellent space for barbecues and entertaining. Double gates offer the option of off-street parking. There is a useful integral storeroom and a garden shed providing practical storage that many comparable houses lack.

The first floor layout is a genuine strength of the house, with four good sized bedrooms, 2 double bedrooms and 2 smaller double or large single bedrooms, served by a family bathroom as well as a spacious separate second WC. There is also potential for further accommodation within the attic, subject to the relevant consents. The house benefits from UPVC double glazing throughout and mains gas fired central heating.

The house is well maintained and well presented, with new roof covering in natural slate in 2024, as well as rewiring, plumbing and central heating in 2010.

THE LOCATION

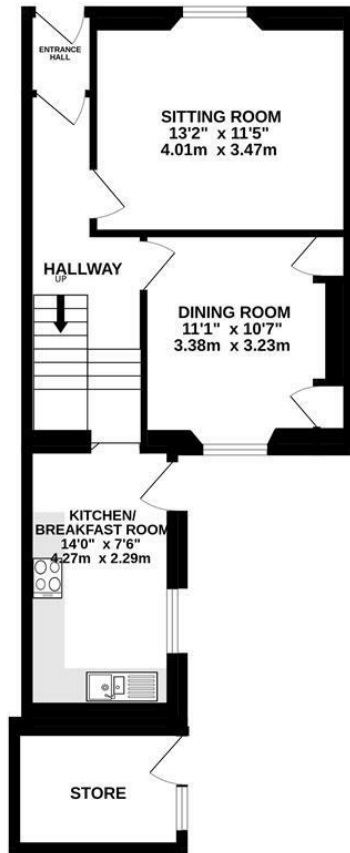
Budock Terrace is a highly popular residential area of Falmouth with little traffic, adjacent to Marlborough Road and accessed from both Trelawney and Albany Roads. It is a short walk to The Moor and the Town Centre with its excellent range of shops, commercial amenities, bars and restaurants. The seafront, beaches and harbourside are also within comfortable walking distance.

ADDITIONAL INFORMATION

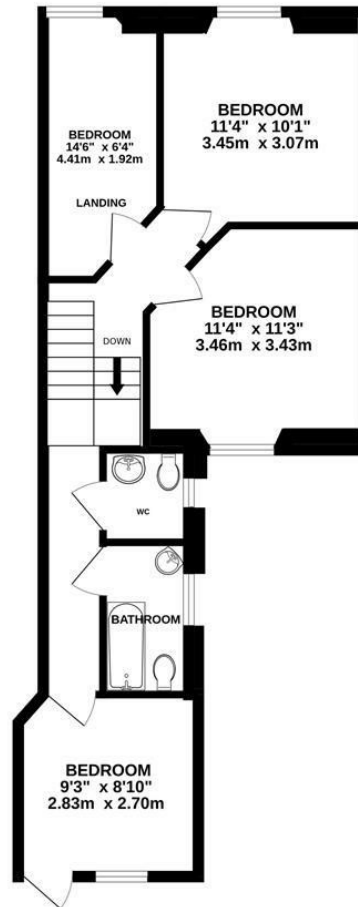
Tenure - Freehold. Possession - Vacant possession upon completion with the benefit of no onward chain. Services - Mains gas, electricity, water and drainage. Council Tax - Band C. Gas fired central heating. EPC rating 66(D).



GROUND FLOOR



1ST FLOOR



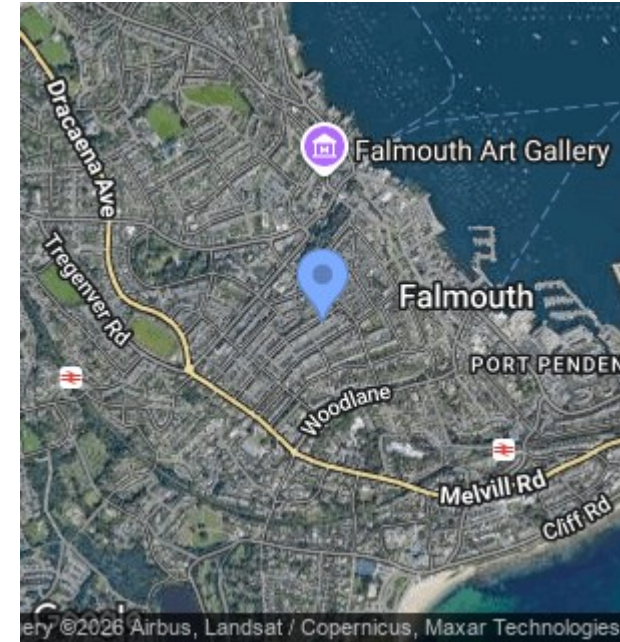
TOTAL FLOOR AREA : 1033sq.ft. (96.0 sq.m.) approx.

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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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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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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