



## Budock Water

An elevated, detached bungalow  
Three good sized bedrooms  
Fitted kitchen/dining room  
Dual aspect lounge with wood burning stove  
Family bathroom in white  
UPVC double glazing windows and doors  
Oil fired central heating by radiators  
Delightful, landscaped gardens and home office  
Garage and ample driveway parking  
Popular village location

**Guide £400,000** Freehold

**ENERGY PERFORMANCE RATING BAND E**

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

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

REF: SK7272



Kimberley's are delighted to bring to the market this detached, elevated bungalow, set within a generous plot in the popular village of Budock Water. Treveryn Park is a select cul-de-sac of properties nestled in the valley on the southern side of the village, offering a peaceful setting while remaining close to local amenities.

This detached bungalow has undergone a schedule of improvements during our vendors ownership and yet it still offers further scope and opportunity for a new purchaser to enhance the property to suit their own tastes and requirements.

Accommodation in brief includes a large dual aspect lounge with feature wood burning stove, kitchen/dining room with countryside views, three bedrooms and a bathroom suite in white. Benefits include UPVC double glazed windows and doors, oil fire central heating by radiators. Outside the gardens front and rear gardens have been thoughtfully landscaped and at the rear lies a useful and versatile home office or study.

Budock Water has an active community and offers a general store, the popular Trelowarren Arms public house, the Sanctuary restaurant, village hall and a church. Budock is approximately two miles from Falmouth and the harbour and is served by a regular bus route and is close to Mawnan Smith and the Helford river.

***As our client's sole agents, we thoroughly recommend an internal viewing to fully appreciate what this property has to offer.***

### **ACCOMMODATION COMPRISES**

From the driveway gravelled steps and a pathway lead to the front door, bordered by landscaped flowerbeds, stocked with a variety of plants.

### **ENTRANCE PORCH**

UPVC double glazed door and side window, mediterranean style tiled flooring and central ceiling light. Inner wooden glass panelled door to:

### **KITCHEN/DINER 6.22m (20'5") x 2.74m (9'0")**

Dual aspect UPVC double glazed window to the front and side aspect with delightful countryside views, fitted with a range of wood effect wall and base units with chrome handles, roll top work surface, brick effect tiled splashback, single sink drainer and mixer tap over, electric induction hob, stainless steel extractor fan over, space for under counter fridge, washing machine and tumble drier, storage pantry cupboard, mediterranean style tiled flooring, recessed spotlights, two light fittings, radiator. Space for a dining room table and chairs.



### **LOUNGE 6.68m (21'11") x 4.09m (13'5")**

Dual aspect with UPVC double glazed window to the front and UPVC patio doors to the side garden, feature wood burning stove with slate hearth, wood effect laminate flooring, two radiators, light fitting plus four wall lights, oak panelled door to:

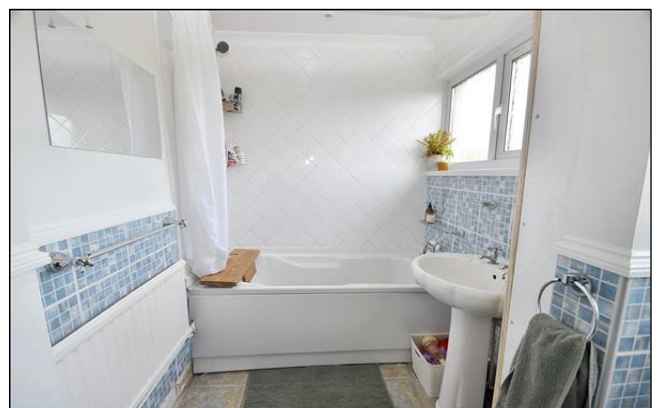


### **INNER HALLWAY**

Laminate wood effect flooring, light tunnel, pendant light fitting, recessed storage cupboard and doors to all principal rooms.

### **BATHROOM**

Obscured UPVC double glazed windows to the side, white suite comprising of panelled enclosed bath, shower over, pedestal sink with chrome taps, low level flush wc, part tiled walls, radiator, tiled flooring, mirror, recessed spotlights.



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

A delightful master bedroom with UPVC double glazed window overlooking the rear garden, a range of fitted matt white wardrobes providing a useful selection of fitted drawers, shelving and hanging space, contemporary vertical radiator, venetian blinds, carpeted, pendant light fitting.



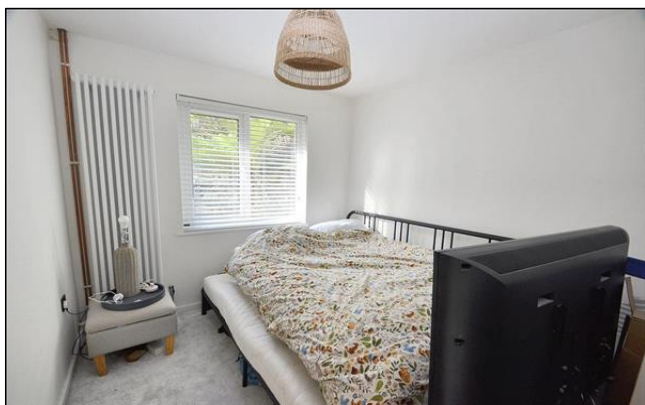
### **BEDROOM TWO 2.51m (8'3") x 2.67m (8'9")**

UPVC double glazed window overlooking the rear garden, contemporary vertical radiator, venetian blinds, carpeted, pendant light fitting.



### **BEDROOM THREE 3.63m (11'11") x 2.39m (7'10")**

UPVC double glazed window overlooking the side garden, contemporary vertical radiator, venetian blinds, carpeted, pendant light fitting.



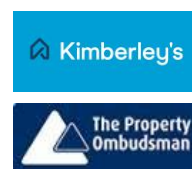
### **OUTSIDE**

To the front lies a tarmac driveway bordered by hedging to the left and walling to the right. Gravelled steps with feature flagstones lead to the entrance of the property where raised flowerbeds filled with a variety of plants are retained by decorative gabions that also provide a pleasant seating area.

Access to the rear garden is found to the side of the property, along a gravelled path with a feature patio. This opens to the rear, where a lawned and fenced area enjoys delightful countryside views. Raised steps lead to a further tiered garden that accommodates a very useful clad home office or study (with power and lighting), surrounded by a low-maintenance gravelled terrace.



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.



### **GARAGE**

Integral garage, up and over door with power and lighting.

### **SERVICES**

Mains drainage, water and electricity. Oil fired central heating.

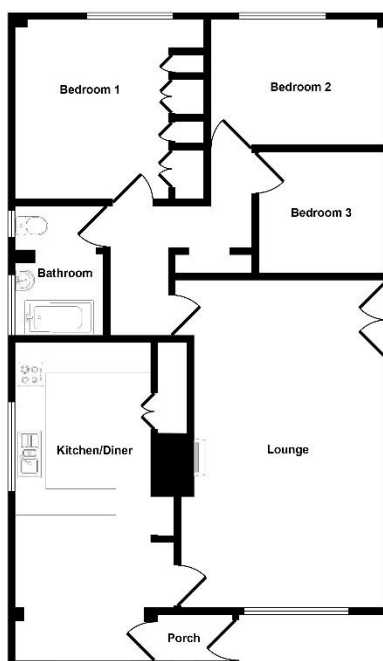
**COUNCIL TAX** Band D.

### **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.



### **FLOORPLAN**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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