



Budock Water

Two bedroom terraced property
Immaculately presented throughout
Spacious lounge with access to the garden via patio doors
Contemporary fitted kitchen
Bathroom with walk in shower
Ideal home or investment
Exterior storage sheds
Popular residential location
Private and visitors parking spaces
Being sold with the benefit of no onward chain

Guide £267,500 Freehold

**ENERGY EFFICIENCY RATING
BAND B**

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REF: SK7300



Kimberley's are excited to bring to the market this delightful two bedroom terraced property situated in a sought after village of Budock Water, sat in an elevated position, well-presented and maintained throughout.

The accommodation comprises of a kitchen, spacious lounge with doors leading onto an enclosed rear garden, stairs leading to two double bedrooms, a contemporary bathroom and storage.

The property is accessed via steps leading down to a UPVC double glazed door into:

ENTANCE HALLWAY

With laminate flooring, under stairs storage cupboard with useful light and houses the fuse box.

KITCHEN 1.73m (5'8") x 2.54m (8'4")

A contemporary style kitchen with a range of matching wall and base units and drawers with roll top work surfaces, an inset circular stainless steel sink with drainer unit, mixer tap over. Built in electric Hisense Cooker, with electric oven below, extractor fan over, space and plumbing for a washing machine, space for a fridge freezer, decorative tiling and UPVC double glazed window to the front elevation.



LOUNGE 3.56m (11'8") x 4.75m (15'7")

Contemporary wooden door, laminate floor, electric heater, indent ceiling spotlights, with UPVC patio doors leading onto the enclosed rear garden.



STAIRS TO THE FIRST FLOOR

Accessed by a carpeted entrance hall, leads to a landing with a built in airing cupboard with shelving and doors to both bedrooms and bathroom. Access to partially boarded loft space.



BEDROOM ONE 3.58m (11'9") x 2.67m (8'9")

With UPVC double glazed window to the rear elevation enjoying the views towards Menahay and the open countryside beyond, an electric heater, carpets, and a central ceiling pendant light.



BEDROOM TWO 2.59m (8'6") x 2.57m (8'5")

With UPVC double glazed window overlooking the front west facing elevation, carpet, a good storage cupboard, has the benefit of a heated ceiling drying rail with automatic light.

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.





SHOWER ROOM 2.01m (6'7") x 1.70m (5'7")

A well appointed refitted bathroom suite comprising of a walk-in shower with contemporary shower screen, Myra electric shower, laminated flooring, a sink with vanity unit under, and a low level wc. A central ceiling pendant light and floor to ceiling tiled walls.



PARKING

This property has an allocated parking space and plenty of visitor spaces.

COUNCIL TAX BAND B

SERVICES Mains water, drainage and electric.

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.



OUTSIDE

GARDEN

To the rear there is an enclosed astro turfed area with access to a gate at the bottom of the garden. To the front the garden has low level shrubs plants and bushes and steps away. There is also a useful storage shed, steps leading up to parking and visitors space.



This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, floors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items shown are bathroom fixtures and accessories only and may not look like the real items. Model with Model Group: 180.

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