



**6 Church Walk, Falmouth, TR11 4FW**

**Guide Price £335,000**

A well presented 3 bedroom end of terrace family home occupying a favoured position within this sought-after development on the edge of Falmouth. Located within 'Church Walk' fronting the tree-lined green and adjoining a footpath to Budock Church and the village beyond. The property was built by Messrs Taylor Wimpey in 2019 and comprises on the ground floor: entrance hallway, living room, kitchen/dining room and cloakroom WC. On the first floor are 3 bedrooms (principal en-suite) and a family bathroom. An enclosed garden is accessed via French doors from the kitchen and to the rear of the property is a garage and 1 off-road parking space.

## Key Features

- Well presented 3 bedroom family home
- Close to primary and secondary schooling
- Built in 2019 with remainder of NHBC certificate
- Enclosed rear garden
- Sought-after residential development
- Footpath to the village of Budock Water and surrounding walks
- Garage and off-road parking
- EPC rating B







## THE LOCATION

'Church Walk' is located within the relatively small development of 'Chy An Dowr' on western outskirts of Falmouth, with secondary schooling and two highly regarded county primary schools all within easy walking distance. Budock Church is reached via a footpath over the green, Falmouth town centre is just one and a half miles distant, as is picturesque Swanpool Beach, from where there are beautiful walks along the South West Coast Path, around and beyond Falmouth Bay.

## THE ACCOMMODATION COMPRISES

Obscure glazed composite front door to:-

### ENTRANCE HALLWAY

Oak-effect wood laminate flooring, stairs rising to first floor, door to the living room. Cupboard housing consumer unit. Ceiling light, radiator, wall-mounted coat rail.

### LIVING ROOM

A light and bright reception room with south-facing uPVC double glazed window overlooking the token front garden and communal green space beyond. Radiator, ceiling light, wall-mounted thermostat. Door to the:-

### INNER HALLWAY

Doors to cloakroom/WC and under-stair storage cupboard. Ceiling light. Open to the kitchen/dining room.

### CLOAK ROOM/WC

Dual flush WC, pedestal wash hand basin with mixer tap and wild splashback, radiator. Vinyl flooring. Ceiling light.

### KITCHEN/DINING ROOM

A spacious, light and bright kitchen/dining room, with a range of white eye and waist level units as well as a built-in retractable larder cupboard, wood-effect rolltop worksurface with inset stainless steel one and a half bowl sink/drainage unit, built-in four ring gas hob with extractor fan above, built-in electric fan assisted double oven and built-in fridge/freezer. Washer/dryer and slimline dishwasher. Double glazed window to rear aspect. Ceiling light, extractor fan.

### DINING AREA

Space for a dining table and chairs, double glazed French doors giving access to the enclosed rear garden. Radiator, ceiling light.

## FIRST FLOOR

### LANDING

Doors to bedrooms and family bathroom. Loft hatch, radiator.

### BEDROOM ONE

A good sized principal double bedroom with south-facing uPVC double glazed window overlooking the communal tree-lined green. Ceiling light, radiator. Television point. Recess ideal for a wardrobe or a large chest of drawers. Wall-mounted thermostat. Door to the:-

### EN-SUITE SHOWER ROOM

Well appointed with a walk-in corner shower cubicle, Triton electric shower, tiled surround and glass shower doors, dual flush WC, and pedestal wash hand basin with mixer tap and

tiled splashback. Vinyl flooring, chrome wall-mounted heated towel rail/radiator. Ceiling light, extractor fan, obscure uPVC double glazed window to front aspect.

### BEDROOM TWO

A second double bedroom with uPVC double glazed window overlooking the rear garden. Ceiling light, radiator.

### BEDROOM THREE

A good sized single or small double bedroom with uPVC double glazed window to rear aspect overlooking the garden. Ceiling light, radiator.

### FAMILY BATHROOM

A white suite comprising panelled bath with tiled surround, mixer tap, shower attachment over, and large shower screen, dual flush WC, and pedestal wash hand basin with mixer tap and tiled splashback. Vinyl flooring, radiator, ceiling light, extractor fan.

## THE EXTERIOR

### TO THE FRONT

Approached via a pedestrian pathway, the property overlooks an attractive central green area. The token front garden is enclosed with railings laid with pebbles and planted with small shrubs. A paved pathway leads to the front door.

### REAR GARDEN

To the rear if the property and accessed via French doors from the dining area, the enclosed garden provides a patio seating area and an area of lawn bordered by low-level flower beds containing a range of shrubs. The garden provides a cold water tap, exterior lighting, and is fully enclosed by wall and fencing, making it ideal for children and pets. A timber pedestrian gate provides side access to the garden. Beyond the rear garden is a private paved parking space with enough room for one large car and giving access to the:-

### SINGLE GARAGE

Located within the neighbouring 'coach house', the single garage provides an up-and-over door.

## GENERAL INFORMATION

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating,

### COUNCIL TAX

Band C - Cornwall Council.

### AGENTS NOTE

As with most modern developments, there is a maintenance charge towards the upkeep of the development which is paid to Remus Management and covers the upkeep of the communal areas and lighting. The current charge is £178.00 per annum.

### TENURE

Freehold.

### VIEWING

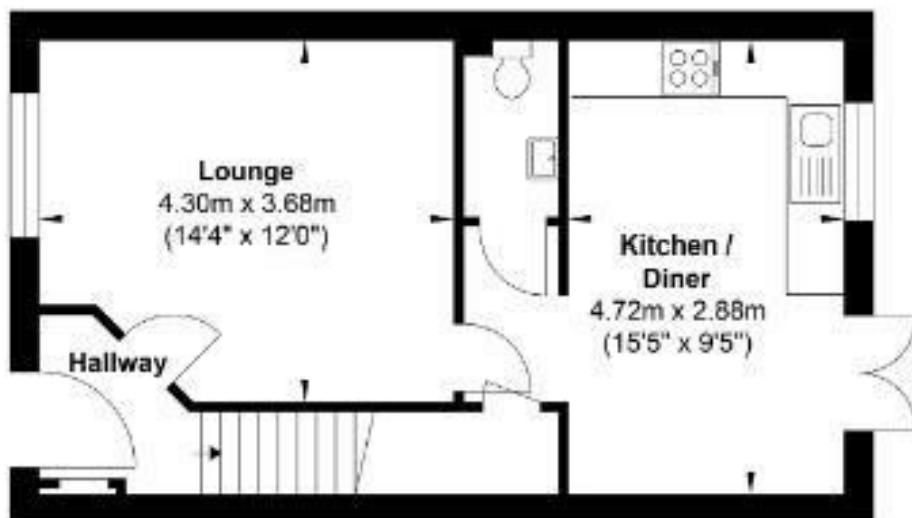
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







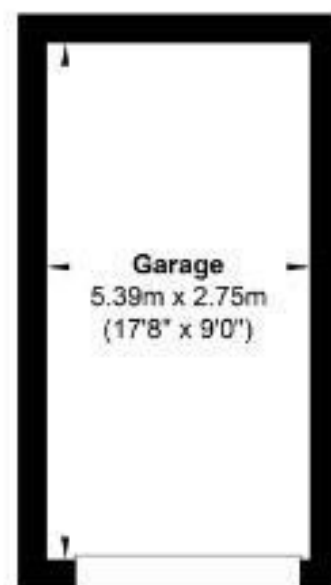
## Floor Plan



**Ground Floor**



**First Floor**



**Garage**

**Gross Internal Floor Area : 88.44 m2 ... 951.96 ft2**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.