TOM WILLS
PERSONAL PROPERTY AGENTS

16 Church Walk

Falmouth, TR11 4FW

£335,000

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Offered to the market chain-free, this beautifully presented three-bedroom, two bath/shower room end-terraced home provides an exceptional opportunity for a smooth and straightforward move. Ideally positioned overlooking an open green area with an abundance of young trees, the property enjoys an attractive and peaceful setting to the front.

To the rear, a deep south-facing garden features a generous patio area, ideal for outdoor dining and entertaining, along with a slightly raised section laid with artificial grass, creating a low-maintenance and versatile space for relaxing or play. Two allocated parking spaces add further convenience and practicality.

- End of terrace
- Constructed in 2020 with 3 years warranty remaining
- Modern, economic and low maintenance
- 3 bedrooms
- 2 bath/shower rooms
- Ground floor WC
- Light and airy accommodation
- Conveniently positioned between Budock Water and Falmouth town centre
- surprisingly deep south-facing garden
- Chain-free sale

Constructed in 2020, the property benefits from the remainder of its 10-year building warranty (approximately four years remaining), offering valuable peace of mind alongside the energy efficiency and low-maintenance advantages associated with a modern home. The house also features a fully fitted kitchen complete with integrated fridge/freezer, dishwasher and washing machine, gas central heating, and attractive anthracite double glazed windows throughout.

Immaculately maintained and finished to a high standard, the house has a true 'show home' feel throughout. It enjoys a particularly enviable position overlooking a pedestrian-only green, creating a peaceful setting with no passing traffic.

The location perfectly balances countryside living with convenience. Scenic open fields and the characterful village church are just moments away, while the thriving harbour town of Falmouth is within easy reach.

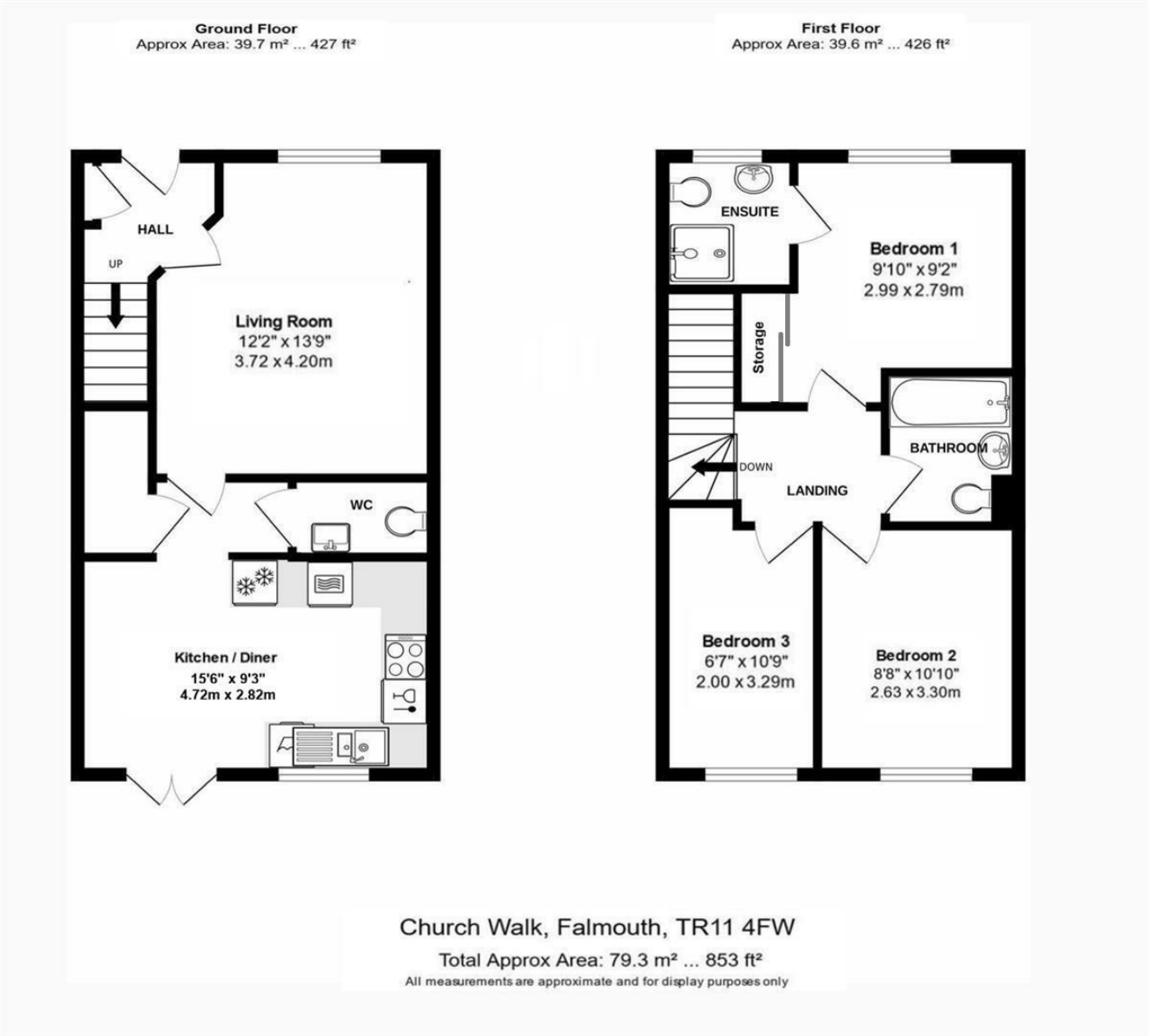
Further benefits include two allocated parking spaces, completing this superb home.

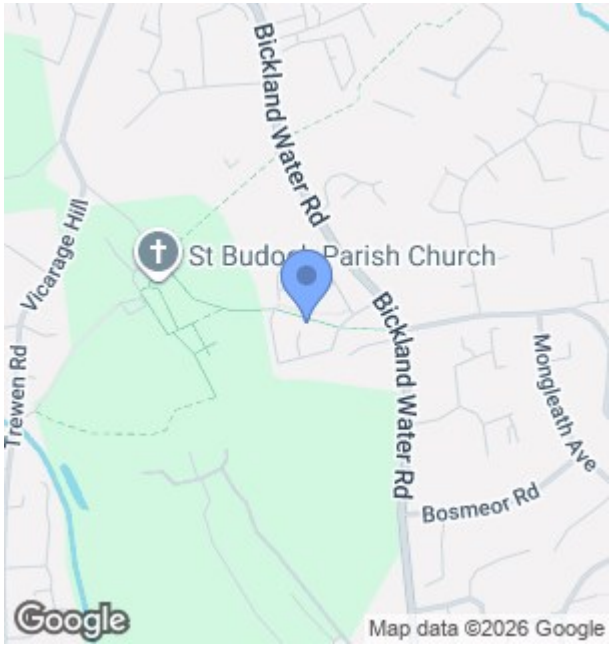
THE SITUATION

Church Walk is a quiet residential cul-de-sac of mixed house styles, recently built by Taylor Wimpey on the western outskirts of Falmouth, close to the highly regarded village of Budock Water. This increasingly popular location offers easy access to Maenporth and Swanpool beaches, with the South West Coast Path linking Falmouth to the Helford River and providing superb coastal walks. Budock Water is just a 20-minute walk or 4-minute drive away, with footpaths connecting through the unspoilt Maen Valley to Maenporth Beach. Village amenities include a well-supported public house, village stores and a busy village hall hosting a wide range of clubs and community groups.

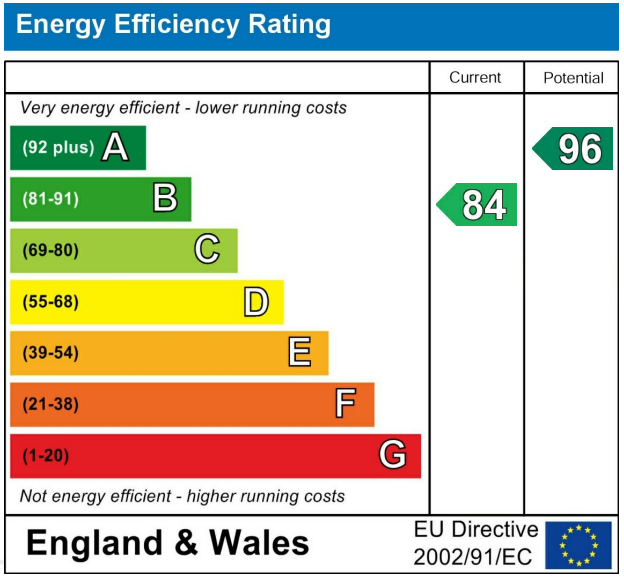
ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, gas, water and drainage are connected to the property. Gas fired central heating. Council Tax - Band C. EPC rating - 84 (B). Possession - Vacant possession upon completion with the benefit of no onward chain. Development Service Charge - £185 per annum.





Energy Efficiency Graph



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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