



4 Treveryn Parc, Budock Water

Guide Price £335,000 Freehold

Detached bungalow with two double bedrooms. Well presented, countryside views in a quiet cul-de-sac elevated position with driveway parking and garage. No onward chain.

Heather&Lay
The local property experts

Residential Sales 01326 319767
sales@heather-lay.co.uk

3 Church Street, Falmouth, Cornwall, TR11 3DN
www.heather-lay.co.uk

The Property
Ombudsman

APPROVED CODE
TRADESTANDARDS.UK

THE GUILD
PROPERTY
PROFESSIONALS



THE LOCATION

Treveryn Parc is located in Budock Water where there is a strong sense of community in the village, with occupants of all ages and some glorious countryside and walks all around. Just down the road is the Treloarren Arms public house and CJ's At The Sanctuary, a family run restaurant, set within a former Methodist Chapel, which is getting some rave reviews and has a wonderful looking menu. The property lies en route to Mawnan Smith and the Helford River, about 2 and 4 miles away respectively, whilst Falmouth harbour town is just 2.5 miles. Falmouth town and its harbourside has an eclectic mixture of national shops and independents, together with galleries showcasing local arts and crafts, as well as great places to eat and drink. Falmouth's seafront, is on the town's southern side, with sandy beaches, Henry VIII's Pendennis Castle and access to incredible walks and scenery along the Southwest Coastal Path. Train stations (Falmouth Town and Penmere Halt) provide a convenient link to the mainline at Truro for Exeter and London, Paddington. There are five primary schools and one secondary school in the town and highly regarded independent preparatory and senior schools in Truro. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country; little wonder the town is consistently ranked as one of the top five places to live in the UK.

- Detached bungalow
- Village location
- 2 Double bedrooms
- Sitting room & kitchen/breakfast room
- Well presented
- Terraced gardens to front & rear
- Garage & driveway parking
- No onward chain
- Please watch our property video tour

THE PROPERTY - Located in the centre of the village and occupying an elevated position with far reaching countryside views. Very quiet with no passing traffic due to the cul-de-sac location. The property was built in the late 1970's and therefore much larger than what is offered today by new-build developments. There is a large sitting room and kitchen and two good-sized double bedrooms. All is neutrally painted and well-kept by our vendors, who have owned the property for over 25 years. There are terraced gardens to front and rear and to the side a new bunded oil-tank has been installed. Number 4 is now being sold with no onward chain and quite a nice example in this popular village. There are some steps to the bungalow which means it may not suit those with mobility issues (do watch our detailed walk-through, talk-through video tour).



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Steps from the driveway leading up to the front door and into the...

ENTRANCE HALLWAY - White panel doors leading to all rooms. Loft hatch.

SITTING ROOM - Generously proportioned room with large UPVC double glazed picture window facing the front overlooking the garden and with very pleasing countryside views beyond. Electric modern fire. Radiator.

KITCHEN/BREAKFAST ROOM - A larger than expected room, very bright with UPVC double glazed windows and door to the rear garden. An extensive range of white fronted eye and base units complimented by many meters of useable work surface. Composite one and a half bowl sink with drainer and swan neck mixer tap. Space for white goods (all available at a separate negotiation). Wood effect laminate flooring. Radiator. 'Worcester' oil fired boiler fuelling radiator central heating.

BEDROOM ONE - UPVC double glazed window to the front elevation enjoying the countryside views. Radiator

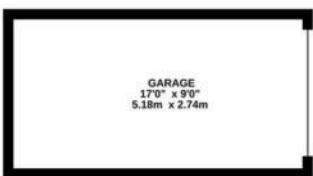
BEDROOM TWO - UPVC double glazed window to the rear overlooking the rear terraced garden. Radiator.

SHOWER ROOM - UPVC double glazed window to rear. Modern design with large, tiled cubicle and plumbed shower. Pedestal hand wash basin. Chrome heated towel radiator.

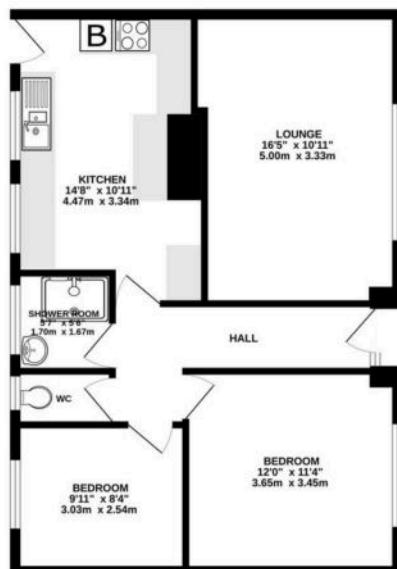
SEPARATE WC - UPVC double glazed window to rear. Low flush WC. (The wall between the WC and shower room could easily be removed to make one larger room).



GARAGE LEVEL
153 sq.ft. (14.3 sq.m.) approx.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 820 sq.ft. (76.1 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 can be taken for any error, omission or inaccuracy. These are for guidance purposes only and should not 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.

Please see separate notes.



FRONT GARDEN - Terraced front garden with areas of lawn and shrub borders. Steps lead to the front door with path leading around to the side of the bungalow and further steps to the side of the garage leading to a gate and into the rear garden.

REAR GARDEN - A terraced rear garden with steps leading to the top with areas of lawn either side with borders of shrubs and flowers. On the top terrace is an area that has been created by the current owner with a covered seating area with bar and optics. Outside heater, power & light.

GARAGE - Metal up-and-over door. Power and light.

DRIVEWAY PARKING - Driveway parking for two cars in tandem. Outside tap.

COUNCIL TAX - C

EPC - E

TENURE - FREEHOLD

SERVICES: Mains electricity, water & drainage. oil-fired central heating.

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act 1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure cannot have their accuracy guaranteed for intending purchasers.

