



Laskowski
&Co



36 Watersmead Parc, Budock Water, Falmouth, TR11 5EL

£295,000

Situated within a small modern development in a cul-de-sac location, enjoying an elevated position within the popular village of Budock Water, a beautifully presented and maintained double fronted terraced home enjoying established gardens, a detached garage and car port. The accommodation, which benefits from planning permission to extend, currently comprises: entrance hall, sitting room accessing the decked sun terrace and lawned gardens, kitchen/dining room, 2 double bedrooms and bathroom.

Key Features

- Appealing village home
- Living room accessing the gardens
- 2 double bedrooms
- Detached garage and car port
- Elevated countryside views
- Fitted kitchen/dining room
- Planning permission to extend
- EPC rating E



THE ACCOMMODATION COMPRISES

Steps lead to the sunny front garden area which enjoys full morning sun. Front door to:-

ENTRANCE HALL

Electricity consumer unit, stairs to first floor landing. Door to:-

SITTING ROOM

An appealing light and airy room, with double glazed window to front aspect overlooking the garden area and enjoying distant country views. Covered electric night storage heater, double glazed patio door with glazed side panel to sun deck and lawned gardens. Superfast broadband connection. Door to:-

KITCHEN/DINING ROOM

Well fitted with a range of base and eye level cupboards, with drawer units and complementary worksurfaces. Stainless steel sink with drainer and cupboard under. Double glazed window to front aspect and glazed door to rear garden. Under-stair storage cupboard with plumbing for washing machine, shelving over.

FIRST FLOOR

LANDING

Double glazed window overlooking rear garden and woodland.

BEDROOM ONE

Double glazed windows to front and rear aspects enjoying rolling countryside views to front aspect and woodland to the rear, wall mounted electric heater.

BATHROOM

White suite comprising panelled bath with electric shower over and shower screen to side, pedestal wash hand basin, low flush WC. Privacy double glazed window to front aspect.

BEDROOM TWO

Double glazed window to front aspect, door to deep airing cupboard with insulated electric immersion heater and controls. Wall mounted electric panel heater.

THE EXTERIOR

DETACHED GARAGE

Lying to the front of the property with up-and-over door and eaves storage. A covered car port is alongside.

REAR

An absolute delight! Complete with decked terrace providing a sunny sociable area leading to the lawned shallow terraces, with established shrubs and planting.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Full fibre broadband available.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

Freehold.

VIEWING

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



QFL 100.00

Scale @ 1:100

CFL 100.00

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Scale @ 1:50

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FIRST FLOOR PLAN 1:50

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TYPICAL SECTION 1:50

References



Telephone 01226 572752

CITIZEN CELL/NO

client

Proposed alterations & extension
36 Watersmead Parc

Proposed Plans & Elevations

1:50, 1:100 @ A1

Male	May 2023
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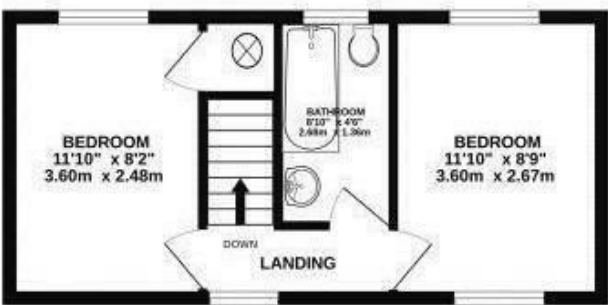
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Floor Plan

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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 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.
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