

FOR SALE



Budock Terrace, Falmouth
Guide Price £430,000


MARTIN&CO

Budock Terrace

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- PERIOD TOWNHOUSE
- SPACIOUS ACCOMMODATION
- ORIGINAL FEATURES
- WOOD BURNING STOVE & RAYBURN
- LOFT ROOM
- PLANNING PERMISSION TO CREATE ANNEXE

A traditional four-bedroom Victorian townhouse on the sought-after Budock Terrace, combining spacious, classical proportions, original features and period details to create a bright and airy family home.

A traditional four-bedroom Victorian townhouse on the sought-after Budock Terrace, combining spacious, classical proportions, original features and period details to create a bright and airy family home. The property also benefits from a large loft room and a south facing rear courtyard garden. Planning permission has also recently been granted to create a self-contained annexe at the rear of the property with its own separate access.

Set back from the road by a small front garden and a privacy hedge, you enter the property via a classical four panelled front door with transom window which leads into an inner porch with a half paned door opening into the hallway where a splendid decorative plaster arch greets you.



To your left is a traditional drawing room, with a large bay window bringing in lots of natural light. Traditional features include plaster cornicing, picture rails and a ceiling rose, along with beautiful, stripped pine floorboards. At the centre is an imposing fireplace with overmantel and decorative tiles, fitted with a large woodburning stove.

The second reception room is a traditional dining room which (subject to the usual consents and building regulations) could be opened up to interconnect with the drawing room. A working open fireplace is at the heart of this room, with recessed cupboards and shelving either side. To the rear, a pair of half paned glass doors open out into an L-shaped kitchen which has a terracotta quarry-tiled floor and a Rayburn gas cooker which combines both cooking and heating in the cooler months. The kitchen has a range of fitted units as well as space for free-standing furniture. There are spaces for a dishwasher, washing machine and electric cooker. Sliding glass Patio doors open out to the rear courtyard. To the rear of the kitchen, a half-paned door leads to a few steps which go up to a utility room with a WC and shower beyond. A stable door opens out onto the courtyard from the utility.

A traditional staircase leads from the entrance hall up to a split landing. At the rear of the property, above the kitchen, there is a family bathroom and a double bedroom which has a wall of fitted wardrobes which also houses the electric immersion heater for the hot water. Heading back towards the front of the property you come to a spacious principal bedroom, with a stripped pine floor and a decorative fireplace (not in use). There is also a third double bedroom and a fourth, single bedroom.

At the top of the house, there is a spacious loft room which has a large velux window with splendid views across Falmouth. Please note, the stairs which lead up to the loft room do not conform to building regulations.



At the rear of the property, there is a lovely, south facing, enclosed courtyard garden with a garden gate giving pedestrian access to a narrow rear access road which runs behind Budock Terrace,

PLANNING PERMISSION TO CREATE A SELF CONTAINED ANNEXE

Planning Permission has recently been approved, with conditions for:

'Demolition of shed and utility room and erection of a single storey extension to the existing dwelling.'

Reference PA26/03308

For further information please visit: <https://planning.comwall.gov.uk>

Freehold

Council Tax Band C

EPC F

Electric Immersion for Hot Water

Heating provided by Gas Rayburn, Woodburning Stove and Open Fire

UPVC Double Glazing

Garden

Mains Gas, Electricity, Water and Drainage

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone - Please contact individual providers for further information

Source: Ofcom.org.uk

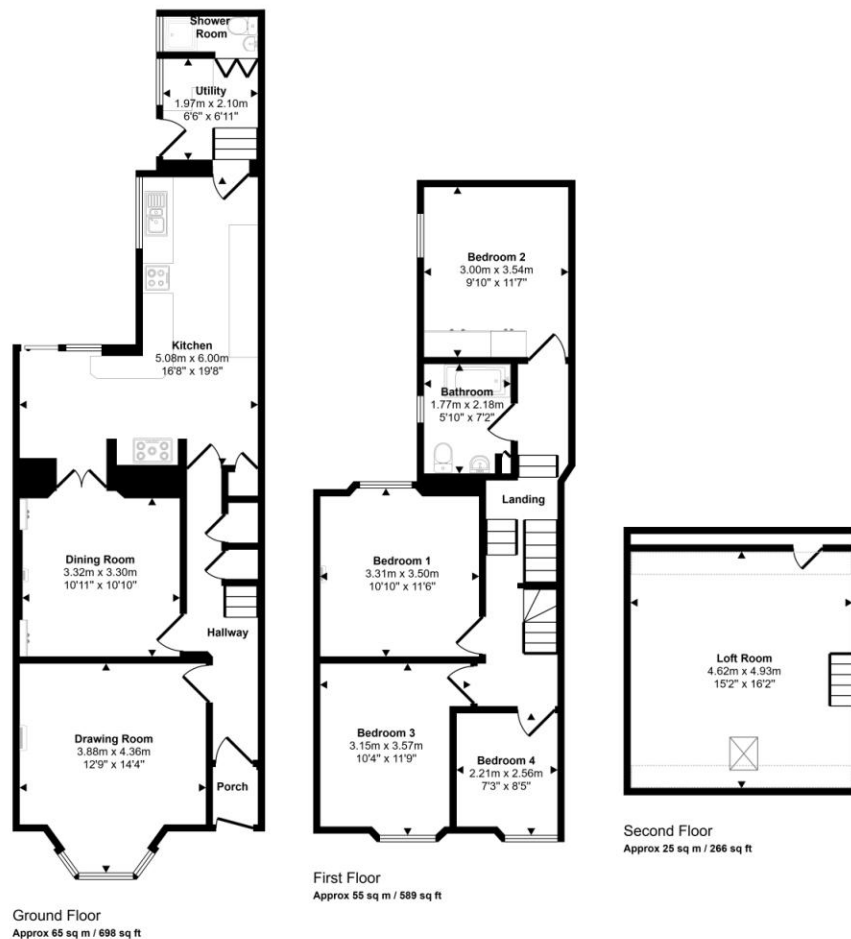
LOCATION

Budock Terrace is a pleasant and wide street comprising mainly Victorian houses, with small front gardens, running along both sides. Conveniently located for the amenities of the town centre, the property is around half a mile (less than a 15 minute stroll) to the towns' shops and amenities on Market Street.

Falmouth is exceptionally located on the south coast of Cornwall and has an abundance of local amenities as well as being well connected by roads and train services to the rest of Cornwall and beyond. Swathed in maritime history, Falmouth is now a vibrant hub for sporting and cultural pursuits. The south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw away. There are numerous yacht and sailing clubs nearby with some of the finest sailing waters in the UK, and Falmouth Golf Club is located at Swanpool. Being home to the world-famous Falmouth School of Art, Falmouth is a hub for the Arts in Cornwall, with the Princess Pavilion and The Poly offering a rich programme of events throughout the year.



Approx Gross Internal Area
144 sq m / 1552 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.