



MAP estate agents
Putting your home on the map

**Merry Mit Meadow,
Budock Water, Falmouth**

**Guide Price £295,000
Freehold**





Merry Mit Meadow, Budock Water, Falmouth

Guide Price £295,000
Freehold

Property Introduction

This end of terrace house is set in a lovely location in a quiet cul-de-sac in the village of Budock Water on the outskirts of Falmouth. The property offers scope to make improvements and is offered for sale chain free.

The property is reached along a pathway, shared by one other house, and consists of three bedrooms, a dual aspect lounge, a kitchen/diner, bathroom and a separate WC on the first floor. To the outside there is a generous rear garden and the property has LPG gas central heating. There is a lovely green outlook and on-street parking within the cul-de-sac.

Please note that this is being sold with a Section 157 restriction on the property, therefore can only be offered to purchasers who have either lived or worked in Cornwall for the past three years.

Location

Budock Water is located on the edge of Falmouth and the property is positioned in the heart of this lovely village. The village has a very popular public house which holds frequent events, a well stocked village shop, restaurant, village hall where many events take place and church. The village truly has a community feel and there are beautiful surrounding country walks. Falmouth is approximately two miles distant, there is also a regular bus service which runs to other villages and to and from the town!

ACCOMMODATION COMPRISES

Double glazed door leading in to:-

ENTRANCE PORCH 6' 9" x 3' 6" (2.06m x 1.07m)

Glazed to three sides, double glazed doors to:-

HALLWAY

Stairs leading off to the first floor and door to:-

LOUNGE 16' 2" x 8' 11" (4.92m x 2.72m) maximum measurements

A dual aspect room with two double glazed windows and two radiators. Fireplace with hearth and mantelpiece over.

KITCHEN/DINER 16' 2" x 12' 10" (4.92m x 3.91m) maximum measurements

Range of floor and wall mounted cupboards with worktop over incorporating a sink and drainer. Two double glazed windows overlooking the rear garden. Space for cooker, space for fridge/freezer and space for washing machine. Two pantry cupboards. The dining area has a double glazed window and radiator, space for dining table. Glazed door to:-

REAR HALLWAY

Cupboard housing a 'Worcester boiler'. Double glazed door leading to side path and garden.

Returning to hall, stairs to first floor:-

FIRST FLOOR LANDING

Airing cupboard with radiator. Radiator on landing and double glazed window looking out to rear garden. Doors off to:-

BEDROOM ONE 12' 11" x 9' 0" (3.93m x 2.74m) plus door recess

Double glazed window to front, radiator and integrated wardrobe.

BEDROOM TWO 10' 6" x 10' 3" (3.20m x 3.12m)

Double glazed window and radiator.

BEDROOM THREE 9' 8" x 6' 11" (2.94m x 2.11m)

Double glazed window and radiator.

BATHROOM

Bath with electric shower over and vanity wash hand basin. Obscure double glazed window.

WC

Double glazed obscure window and low level WC.

OUTSIDE FRONT

A shared footpath leads to the property (shared with neighbouring property). A pedestrian gate opens to the front garden which is enclosed with lawn and hedging. A pathway leads to the side of property and on round to the rear with a site for LPG gas bottle storage. Pathway to front door with steps up.

REAR GARDEN

A generous garden laid to lawn with a patio.

SERVICES

Mains water, mains drainage, mains electric. LPG gas.

AGENT'S NOTES

The Council tax band for the property is band 'B'. Please note that this is being sold with a Section 157 restriction on the property, therefore can only be offered to purchasers who have either lived or worked in Cornwall for the past three years.

DIRECTIONS

Proceed down the hill into Budock Water turn right at the bottom of the hill beside the park and on the right is Merry Mit Meadow where there is parking on-street in the cul-de-sac. The property can be found on the left hand side, the furthest property along the shared footpath with the neighbouring property. If using What3words; ample.jumpy.calms

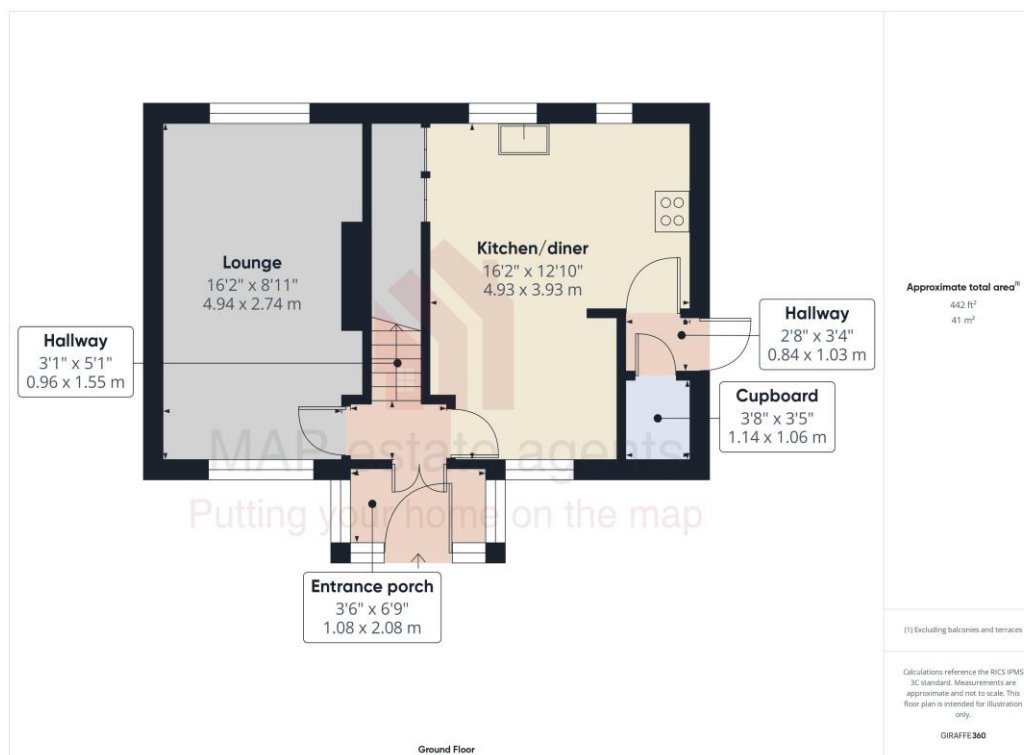


Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	41	
G	(1-20)		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Located in the popular village of Budock Water
- Situated on a quiet no through road
- Three bedrooms
- 16' Lounge
- 16' Kitchen/diner
- Bathroom and separate WC
- Scope for improvement
- Gas central heating
- Front and rear gardens
- Parking on street in the cul-de-sac



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.