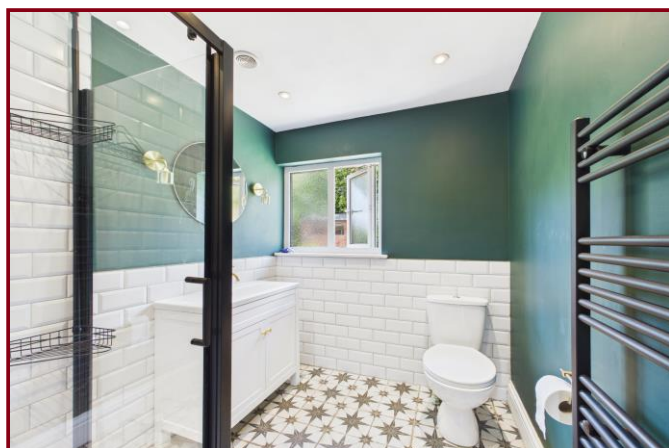




MAP estate agents
Putting your home on the map

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

**£265,000
Freehold**





Merry Mit Meadow, Budock Water, Falmouth

£265,000
Freehold

Property Introduction

This light and bright two bedroom semi-detached bungalow has been updated and is situated in a lovely village location enjoying an open outlook over the park.

There is a lounge, a modern kitchen with a utility room off, two bedrooms and a modern shower room. To the outside are front and rear gardens with a ramp for easy access, however there are a couple of steps to the front and side doors.

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

Entrance door opening to:-

HALLWAY

Spotlights, oak veneer doors off to:-

LOUNGE 13' 10" x 9' 10" (4.21m x 2.99m) maximum measurements

A dual aspect room with two double glazed windows. Radiator, luxury vinyl tiled flooring. Aerial point. Spotlights. Door to:-

KITCHEN 8' 7" x 8' 3" (2.61m x 2.51m)

Range of wall and floor mounted cupboards with worktops over incorporating a sink and drainer with tiled surround. Integrated oven and hob over with extractor above. Luxury vinyl tiled flooring. Radiator. Walk-in larder storage. Electric box. Double glazed window. Door to:-

UTILITY ROOM 6' 1" x 5' 9" (1.85m x 1.75m)

Worktop and plumbing for washing machine and space for tumble dryer. Latch door to storage cupboard and double glazed door to outside. Double glazed window.

Returning to hallway, oak veneer doors off to:-

BEDROOM ONE 11' 5" x 10' 3" (3.48m x 3.12m)

Double glazed window. Radiator. Wood flooring with deep skirting. Display shelving and bedside wall lights.

BEDROOM TWO 10' 2" x 6' 8" (3.10m x 2.03m)

Double glazed window. Radiator. Wood flooring.

BATHROOM

Double glazed obscured window. Contemporary style walk-in shower cubicle with tiled surround housing a mains fed shower, large vanity wash hand basin, cupboard below and mirror and feature lighting above and low level WC. Heated towel rail and tiled flooring. Loft hatch. Extractor fan.

OUTSIDE FRONT

A pathway leads to the property with a lawn and a range of shrubs. Three steps lead up to the front entrance and a pathway continues round to the rear.

REAR GARDEN

Accessed from the utility room with a handrail and two steps down to side path leading to the garden with lawn with a range of mature shrubs and patio and is enclosed by fencing. Outside boiler, oil tank and a timber storage shed.

AGENT'S NOTE

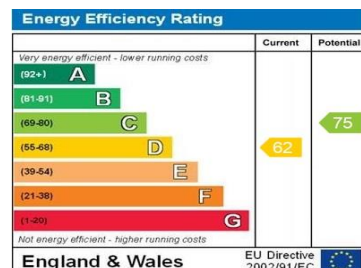
The property is Council Tax band 'B'. Please note that this is being sold with a Section 157 restriction on the property, therefore can only be offered to purchasers who have either lived or worked in Cornwall for the past three years.

SERVICES

Mains water, mains drainage, mains electric. Oil heating.

DIRECTIONS

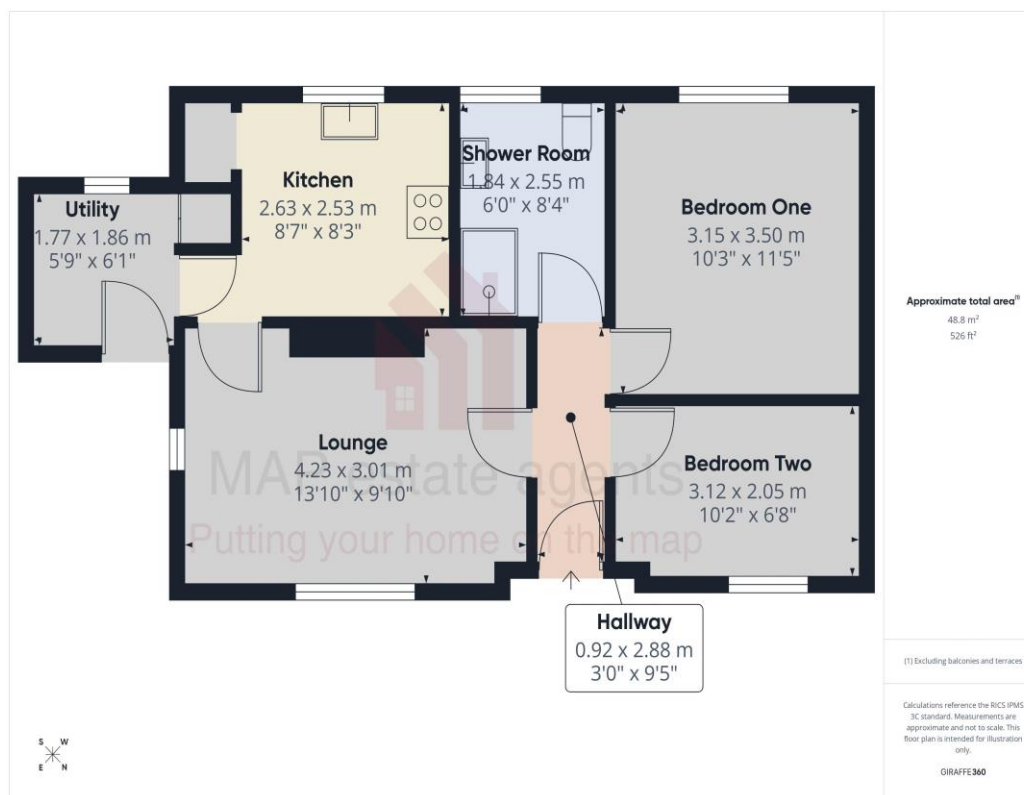
Proceed down the hill into Budock Water from Falmouth. Turn right at the bottom of the hill beside the park on the right into Merry Mit Meadow. There is cul-de-sac parking and the property is on the left hand side opposite the park. If using What3words:- short.rounds.shall





MAP's top reasons to view this home

- Semi-detached bungalow with a lovely outlook
- Lovely village location with good amenities and bus service
- Two bedrooms
- Updated kitchen
- Separate utility
- Light and bright lounge
- Beautiful updated shower room
- Front and rear garden and shed
- Oil heating, boiler updated approximately four years ago
- Local Section 157 restriction



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.