



Budock Water

A delightful semi-detached home
Favoured village centre location
Spacious reverse-level accommodation
UPVC double glazed windows and doors
Oil-fired central heating by radiators
Sitting room with open fireplace and views
Large dual aspect kitchen and dining room
Three good bedrooms, two bathrooms
Large integral garage/workshop, home office
Driveway parking for two/three cars, manageable gardens



Guide £415,000 Freehold

ENERGY EFFICIENCY RATING – BAND E

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK6907



This semi-detached property is set in an elevated and enviable location on this quality development, near the centre of this highly regarded village of Budock Water some two miles west of the busy harbour town of Falmouth and the surrounding coastline.

The house comes to the market for the first time since 1999 when it was purchased through our Falmouth office and has pleasing rendered and country stone front elevations and a well planted raised mature garden frontage with views looking down the close to the valley beyond.

This fine property has plenty of further potential for new owners to personalise the home and put their own themes and lifestyle into place to complement current features including oil-fired central heating by radiators (not tested), UPVC double glazed windows and doors, a focal point open fireplace in the sitting room and pleasant country views from some rooms.

The accommodation in sequence includes a reception hall, dual aspect sitting room to the right, a large open plan kitchen and dining room again with a dual aspect overlooking the front and rear, a double bedroom and bathroom to this first floor. A staircase takes you down to the lower ground floor level which offers two double bedrooms, a shower room/wc, a spacious hallway with access to the outside, a generous home office and a doorway through to a generous garage and workshop which also houses the central heating boiler. Outside the house, there is a driveway with parking for several vehicles, mature raised front garden with seating area and a gateway on the far wide of the property that takes you around into a terraced, secluded garden which is laid for ease of maintenance.

The village of Budock Water offers a good range of local amenities including a small convenience store, The Trelowarren public house, hairdressers, parish church and plenty of country walks. There is a local bus route which runs to and from the harbourside town of Falmouth and the local area. Falmouth has a more comprehensive range of facilities including education for all ages, churches of many denominations, an eclectic range of independent high street shops, restaurants, bars and the maritime museum. The property is also a short drive to the Helford River, Swanpool Nature Reserve and Beach, Maenporth Beach, Falmouth Golf Club and further afield, various university campuses in Falmouth and Penryn.

As our clients sole agents, we strongly recommend an immediate viewing to secure this property.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

Steps from the driveway with galvanised safety railings leads to the front door and to the left sits a small patio area overlooking the front garden and the views across to the countryside and the valley beyond.

UPVC DOUBLE GLAZED FRONT DOOR WITH FROSTED PRIVACY PANELS TO:

RECEPTION HALL

With coved cornicing, access to insulated loft space via a loft ladder, airing cupboard with lagged copper cylinder and immersion, access to principal rooms, staircase to the lower ground floor.

SITTING ROOM 5.33m (17'6") x 3.66m (12'0") plus 2.44m (8'0") x 0.84m (2'9")

A superb bright dual aspect reception room which has broad UPVC double glazed windows overlooking the side with splendid views across the village to countryside and golf course in the distance, two UPVC double glazed windows overlooking the front aspect, a focal point painted brick fireplace having a hand painted and cast iron open grate with dark slate mantle, coved cornicing, TV aerial point, two double radiators, fitted carpet, multi-paned internal door from the reception hall.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





KITCHEN/DINING ROOM

Another bright dual aspect open plan kitchen/dining room which has double glazed windows and vertical blinds overlooking the front garden with views to countryside and double glazed window overlooking the rear.



KITCHEN 4.39m (14'5") x 3.58m (11'9")

Equipped with a range of matching wall and base units in light oak finish, complementary roll top work surfaces with metro tiling over, space for range style LPG cooker and stainless steel cooker hood over, single drainer stainless steel sink unit, chrome easy-on hot and cold taps over, plumbing for dishwasher, central island unit, two sets of spotlights, central drop light, hard wearing wood finish flooring to the kitchen and dining room areas, double radiator, multi-paned door to hallway, double glazed window overlooking the rear aspect with views across to fields, open plan to:



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DINING SECTION 3.76m (12'4") x 3.56m (11'8")

Having a broad double glazed window enjoying the views from the front aspect across countryside, double radiator, over table drop light, multi-paned door returning to hallway.



CLOAKROOM/WC

Comprising low flush wc, frosted double glazed window with Venetian blind.

BATHROOM 1.83m (6'0") x 1.68m (5'6")

With a coloured suite comprising; handled and panelled bath with chrome mixer tap and shower attachment and part tiled surround, pedestal wash basin with chrome easy-on hot and cold taps and tiled splash back, radiator, frosted double glazed window.

BEDROOM ONE 2.87m (9'5") x 2.79m (9'2") measured to wardrobe front.

Having a double glazed window enjoying a pleasant outlook to the rear and countryside in the distance, wall-to-wall fitted wardrobe cupboards housing hanging space and shelving, radiator, coved cornicing, fitted carpet.

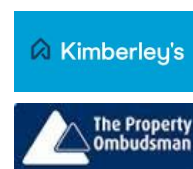


TURNING STAIRCASE FROM THE LANDING TO:

LOWER GROUND FLOOR HALLWAY

With double radiator, frosted double glazed door to outside, fitted carpet.

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BEDROOM TWO 4.32m (14'2") x 3.68m (12'1")

Again, with a broad double glazed window enjoying a pleasant outlook over the rear garden, wall-to-wall fitted wardrobe cupboards housing hanging space and shelving, inset dresser unit, double radiator, fitted carpet.



BEDROOM THREE 3.56m (11'8") x 2.69m (8'10")

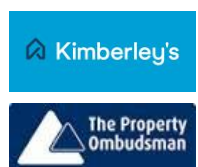
Having a double glazed window overlooking the rear gardens and views towards the countryside, double radiator, central ceiling light.



HOME OFFICE 2.64m (8'8") x 2.46m (8'1") plus 2.18m (7'2") x 1.98m (6'6"), 4.83m (15'10") overall length.

A generous L-shaped room with louvre doored double fitted cupboard, coved cornicing, radiator, frosted internal single glazed window.

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SHOWER ROOM 1.83m (6'0") x 1.70m (5'7") Re-modelled at some stage with a white suite comprising; large semi quadrant fully tiled shower cubicle with a curved screen and Mira thermostatically controlled electric shower, low flush wc, radiator, pedestal wash basin, chrome hot and cold taps, fitted glass shelf and mirror, frosted double glazed window with Venetian blind, extractor fan, ceramic tiled flooring.

OUTSIDE

INTEGRAL GARAGE/WORKSHOP 5.36m (17'7") x 2.59m (8'6") plus 3.61m (11'10") x 2.77m (9'1")

A generous garage/workshop approached through an up and over door and having lighting and power, recess with Worcester Bosch oil central heating boiler, plumbing for washing machine, integral door to house, lobby area with louvre door storage cupboard, frosted double glazed window to side, frosted double glazed door leading to the driveway.

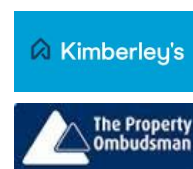
The driveway offers parking facilities for several vehicles if parked sensibly.

GARDEN

At the front of the property there are raised gardens with block retaining walls, small lawned area, well stocked rockeries with plants and shrubs, a delightful seating area that enjoys plenty of sunshine and dapple shade and views towards the countryside. There is a pathway alongside the property passing an oil tank and a timber garden shed. The pathway continues to the rear of the house and this offers an extensive terraced patio area which is ideal for relaxing and entertaining your family and friends. A timber pergola with Clematis Montana sits over a well stocked rockery. Within the garden there are raised flowerbeds again well stocked with plants and shrubs and steps leading to two small areas of lawn which are well screened and offer plenty of privacy and seclusion, cold water supply.



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AGENTS NOTE
All external photographs were taken during the Summer of 2023.



MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

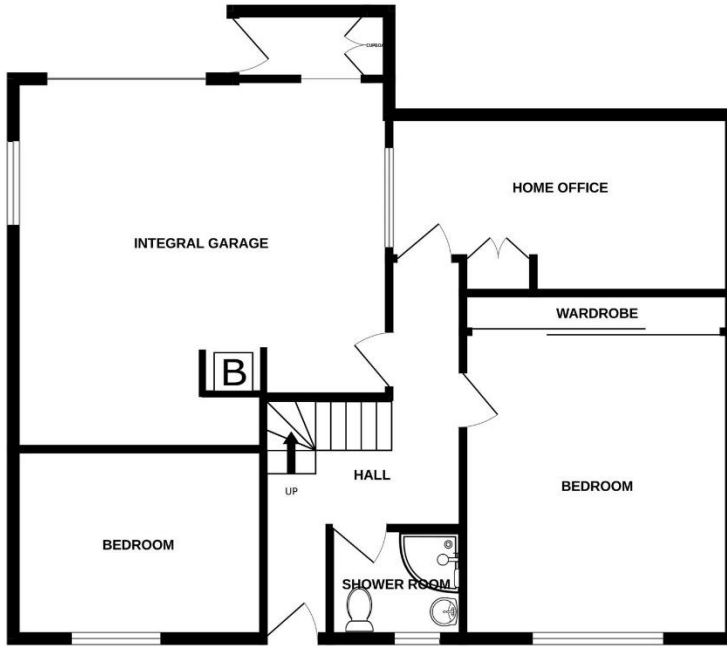
COUNCIL TAX Band D.

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

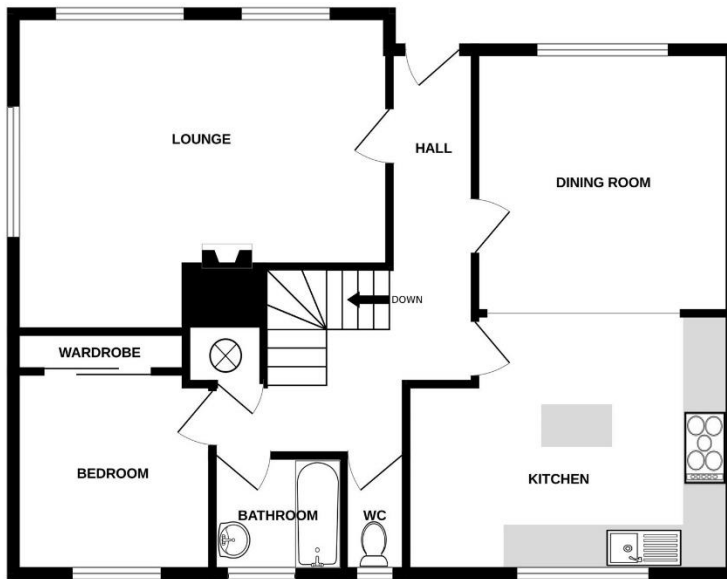
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LOWER GROUND FLOOR
857 sq.ft. (79.7 sq.m.) approx.



GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 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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