



Budock Water

**A well presented detached bungalow
South facing, far reaching view to the coast
Bright, well presented accommodation
UPVC double glazed windows, doors and conservatory
An independent electric heating system
L-shaped lounge/dining room, conservatory
Fitted kitchen, utility/shower room and wc
Three bedrooms, modern shower room/wc
Delightful, private lawned gardens
Close to the village centre and amenities**

Guide £445,000 Freehold

ENERGY PERFORMANCE RATING E

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

**01326 311400
www.kimberleys.co.uk**

REF: SK7034



We are delighted to offer as our clients sole agents, this well presented, three bedroom detached bungalow which sits in an enviable and elevated location on the top side of Vicarage Close, commanding far reaching views across the village and valley to Falmouth Bay and The Manacles on the horizon.

This delightful bungalow has been refurbished over the past few years by our client and has features including independent electric heating, UPVC double glazed windows, doors and conservatory, a re-fitted kitchen and bathroom, hard wearing wood finish flooring and a focal point grey slate fireplace in the lounge.

The well proportioned accommodation includes an entrance vestibule, utility/shower room with wc, L-shaped lounge/dining room with lovely views down to Falmouth Bay and the valley, fitted kitchen in high gloss white, three bedrooms, a conservatory and shower room/wc combined. Outside, there are colourful well stocked gardens to the front and parking for one family sized vehicle on the driveway. A side access takes you around to a generous L-shaped rear garden with patio areas and raised lawn.

Budock Water is a much sought after village on the outskirts of Falmouth and has good local amenities including a general store, Trelowarren Arms public house, CJ's restaurant, the village hall and children's play area. A regular bus service runs through the village from Falmouth across to Mawnan Smith. Falmouth Golf Club and many beaches are within easy driving distance.

An early viewing is highly recommended to secure this delightful bungalow.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

Composite front door with frosted side panel to:

ENTRANCE VESTIBULE 1.93m (6'4") x 1.83m (6'0")

With vinyl flooring, coat hooks, glazed door to utility room, borrowed light window looking through the kitchen, double opening doors to:

LOUNGE/DINING ROOM

LOUNGE SECTION 6.07m (19'11") x 3.56m (11'8")

DINING SECTION 2.84m (9'4") x 2.62m (8'7")

A fabulous south facing L-shaped reception room which has a bright dual aspect having two large double glazed windows overlooking the front gardens with views down to the village, Falmouth Bay and the coast in the distance, hard wearing wood finish flooring, double opening French doors to conservatory, a focal point grey slate fireplace with

open gate (not checked), coved corning, inset ceiling spotlights, TV aerial point, glazed door to inner hall.



KITCHEN/BREAKFAST ROOM 4.01m (13'2") x 3.30m (10'10")

Well equipped with a full range of matching wall and base units in high gloss white, brushed steel handles, granite effect wrap around roll top work surfaces, over counter lighting and ceramic tiling over, 1 1/2 bowl single drainer stainless steel sink unit, chrome easy-in mixer tap, electric hob and cooker hood, Zanussi single fan assisted oven and combination microwave over, space for tallboy refrigerator/freezer, dual aspect double glazed windows and stable door overlooking and leading to the garden, spotlights on tracking, storage cupboard, vinyl flooring, borrowed light window looking back through to the entrance vestibule.



UTILITY/SHOWER ROOM 4.78m (15'8") x 2.36m (7'9")

This was formerly the garage and it has been turned into a large, useful utility area with a bright dual aspect having double glazed windows overlooking the front with views down to Falmouth Bay in the distance, sealed unit multi-paned window overlooking the side garden, stainless steel work surfaces with incorporated sink unit and directional stainless steel mixer tap over, plumbing for washing machine and venting for tumble dryer, large walk-in fully tiled shower cubicle, Mira electric shower and shower screen, low flush wc, vinyl flooring, spotlights on tracking.



CONSERVATORY 5.18m (17'0") x 2.90m (9'6")

Approached from the sitting room having a bright triple aspect with double glazed windows on three sides, glass roof and double glazed door to the garden, vinyl flooring.

DOOR FROM SITTING ROOM TO INNER HALLWAY

With airing cupboard, lagged copper cylinder, immersion and slatted shelving.

BEDROOM ONE 3.07m (10'1") x 2.92m (9'7") to wardrobe front.

With wall-to-wall fitted wardrobe cupboards, full length sliding doors (two with mirrors) housing hanging space and shelving, double glazed window overlooking the gardens, Rointe electric ceramic radiator, coved cornicing, fitted carpet, panelled internal door.



BEDROOM TWO 3.10m (10'2") x 2.74m (9'0")

Double glazed window overlooking the gardens, night storage heater, fitted carpet, six-panelled internal door.



BEDROOM THREE 2.57m (8'5") x 1.93m (6'4")

Again, with panelled internal door, double fitted wardrobe cupboard, double glazed window overlooking the side, fitted carpet, panelled internal door.

SHOWER ROOM

Well appointed with a white suite comprising; large semi-quadrant fully tiled shower cubicle, Mira mixer shower and fitted screening, wash hand basin with chrome mixer taps set on a high gloss white vanity unit, mirrored bathroom cabinet, shaver point, vinyl flooring, frosted double glazed window, six-panelled internal door.

OUTSIDE

To the front of the property there are beautifully well stocked gardens facing south with views down across the valley and village to the coastline and parking for one vehicle on the driveway. Two locking gates takes you to the most delightful, private rear gardens to three sides which offer a large patio and area and pathways leading around to the back of the property and steps leading to an L-shaped lawn which is well screened on either side and with hit and miss fencing at the rear and two garden sheds.



COUNCIL TAX Band D.

SERVICES Mains drainage, water and electricity.

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.



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