



Budock Water

A detached double fronted bungalow
Set in the heart of this popular village
Being sold with 'no onward chain' and a clear Mundic test (A1)
Oil-fired central heating by radiators
UPVC double glazed windows, doors and conservatory porch
Fabulous, fitted kitchen with appliances
Sitting/dining room with fireplace and rural views
Two double bedrooms, re-modelled shower room
Attached garage, driveway and extra parking
Sunny, terraced gardens backing light woodland



Guide £375,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

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REF: SK7111



We are delighted to bring to the 2025 property market, this delightful, two bedroom detached double fronted bungalow which is set in a peaceful and elevated rural location, backing a lightly wooded valley and close to the centre of this much sought after village of Budock Water, near Falmouth.

Chymarden is being sold with the benefit of 'no onward chain' and a clear Mundic test (classification A1) dated 3rd January 2025 allowing a motivated purchaser to conduct a swifter sale to start the new year. This well positioned bungalow sits in a quiet lane and on a generous plot which has south facing gardens with a splendid outlook from the rear elevations and gardens. The property itself has been updated in recent times and has a recently fitted luxurious kitchen/breakfast room with some built-in appliances and porcelain tiled floor, oil-fired central heating by radiators, a focal point fireplace in the sitting room and a re-modelled shower room and wc. The property could do with some cosmetic refreshment in some rooms.

The accommodation sits back to front on the plot with accommodation in sequence including; an entrance porch/conservatory, reception hall, sitting/dining room, fitted kitchen/breakfast room, two double bedrooms, a shower room and separate wc. Outside offers an attached garage with a driveway in front, an additional parking space to the right of the front garden and at the rear, a wide patio area and terraced gardens in need of cultivation looking down the valley.

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 agent's we thoroughly recommend an immediate viewing to secure this property.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

A pathway alongside the bungalow takes you around to the front of the property.

PORCH/CONSERVATORY 5.18m (17'0") x 1.55m (5'1")

With dual aspect double glazed windows enjoying delightful views down the garden to light woodland at the rear, monopitch, tripolycarbonate roofing, vertical sun blinds, glazed internal door leading to:



INNER HALLWAY

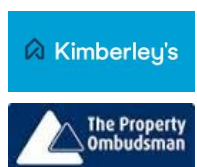
With radiator, fitted carpet, access to principal rooms.

SITTING/DINING ROOM 5.82m (19'1") x 3.53m (11'7") plus 2.39m (7'10") x 0.69m (2'3")

A delightful and bright dual aspect reception room with broad UPVC double glazed windows and vertical sun blinds enjoying delightful views across the garden to light woodland, a focal point red brick fireplace with open grate (not tested), slate tiled hearth and polished wood mantle and display shelving alongside, TV aerial point, double glazed window to the side aspect, fitted carpet, telephone point, double radiator with shelf over, three double wall lights, serving hatch to kitchen.



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/BREAKFAST ROOM 3.61m (11'10") x 3.45m (11'4")

A fabulous recently fitted kitchen with on trend high gloss grey matching wall and base units, wrap around granite effect work surfaces and matching splash backs over, single drainer stainless steel sink unit with swan neck chrome mixer tap over, a range of quality appliances including a LPG four-ring gas hob and black glass splash back over, integrated refrigerator and freezer, single fan assisted oven with microwave over set in housing opposite, vertical carousel unit alongside, plumbing for washing machine/dishwasher, wall mounted fan, contemporary radiator, inset ceiling spotlights, UPVC double glazed window enjoying a pleasant aspect over the front garden, Roman blinds, porcelain tiled flooring, doorway to and from the reception hall.



BEDROOM ONE

A good sized main double bedroom which has broad UPVC double glazed window looking through the conservatory porch to the gardens and view beyond, double radiator, fitted carpet, ceiling light with fan.



BEDROOM TWO 3.45m (11'4") x 3.00m (9'10")

Again, with broad UPVC double glazed window enjoying a pleasant outlook over the front garden, radiator, central ceiling light, fitted carpet.



SHOWER ROOM 2.51m (8'3") x 1.83m (6'0") including shower and cupboard.

Luxuriously appointed with a white suite comprising; large walk-in fully tiled double shower area with Triton thermostatically controlled electric shower, grab hand rail and sliding glass screen, wall mounted china wash hand basin set on a high gloss white vanity unit with chrome mixer tap over, back-lit mirror, chrome ladder style heated towel rail, inset ceiling spotlights, fully tiled walls and flooring, deep shelved storage recess, airing cupboard with Worcester Heatslave central heating boiler and slatted shelving.



OUTSIDE

ATTACHED GARAGE 5.87m (19'3") x 2.62m (8'7")

With electric remote controlled up and over door, lighting and power and approached via a driveway with tandem parking secured by a wrought iron gate. There is an outside courtesy light here. To the right hand side of the garden there is a **separate parking space measuring 6.15m (20'2") x 4.14m (13'7")**.

GARDENS

The front garden is approached from the driveway and has a raised lawn secured by a rounded front boundary and to the left of the driveway, a raised area for re-cycling. The rear gardens can be approached on either side of the bungalow with a gateway on the right that takes you into an enclosed area with oil tank, an open log store area and raised gravel bed with small paved patio area. From here a pathway leads around to the rear with a full width sun terrace in the far corner, a timber garden shed and a continuing pathway which takes you around to the far side of the bungalow and a returning gateway to the front. The gardens themselves offer a couple of terraced levels, one with a lawn with a selection of mature plants and shrubs and at the bottom of the garden, steps take you down to a lightly wooded area and a stream. The garden is in need of some cultivation to bring it back to its former glory.



COUNCIL TAX Band C.

SERVICES

Main drainage, water and electricity, oil-fired central heating.

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.

Approx Gross Internal Area
89 sq m / 958 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. Items of furniture such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.

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