



Budock Water

A superb, spacious detached bungalow
Set in a quiet leafy location
Being sold with 'no onward chain'
Re-modelled and extended accommodation
UPVC double glazing, air source heating by radiators
Fabulous fitted kitchen/breakfast room
Large open plan lounge and dining room
Three double bedroom, shower room/wc
Generous, secluded, mature corner gardens
Attached garage, driveway parking

Guide £475,000 Freehold

ENERGY EFFICIENCY RATING
BAND D

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

01326 311400
www.kimberleys.co.uk

REF: SK7245



A great opportunity to own this superb and spacious three bedroom detached bungalow which is ideally placed in the heart of this popular village near Falmouth and set in a quiet leafy cul-de-sac location facing light woodland.

The bungalow was originally built in the 1980's by Messrs Wimpey Homes on a large plot and tucked away in the corner of the development and surrounded by generous gardens.

Our clients bought the property from our agency in 2017 and since then, they have redesigned and improved the property with imagination and style creating a home with plenty of natural light and well balanced living accommodation.

Packed with features including UPVC double glazed windows and doors, air source heat pump central heating by radiators, a fabulous comprehensively fitted kitchen/breakfast room with appliances and a combination of hard wearing floor coverings.

The well planned accommodation in sequence includes a covered porch, reception hall, cloakroom/wc, a large kitchen/breakfast room, spacious open plan lounge and dining room with doors to the rear gardens, three double bedrooms and a shower room/wc combined. Outside the property sits an attached garage with driveway parking and use of an extensive gravelled area alongside, generous secluded gardens offering patios, gently sloping lawns, a kitchen garden and a custom built and covered barbecue/dining area.

The village of Budock Water has a busy community with a range of facilities including a local shop, the Trelowarren Arms public house, CJ's restaurant, the village hall and children's play area. The village is well served by a local bus route running between the surrounding villages to the harbourside town of Falmouth.

As our client's sole agents, we thoroughly recommend an immediate personal viewing to appreciate this quality home and large gardens.

THE ACCOMMODATION COMPRISES:

A covered and paved entrance area, UPVC double glazed front door with leaded light inserts to:

RECEPTION HALL

Hard wearing wood finish flooring, large mat well, electric meter cupboard with consumer box, deep cloaks cupboard, second storage cupboard with plumbing for washing machine, radiator, access to principal rooms.

CLOAKROOM

With a white suite comprising; low flush wc, wall mounted hand wash basin with contemporary chrome mixer tap and tiled splash back, radiator, vinyl flooring, frosted double glazed window, panelled internal door.

KITCHEN/BREAKFAST ROOM 5.51m (18'1") x 3.25m (10'8") plus bay.

A bright and spacious kitchen/breakfast room with rectangular bay and UPVC double glazed with roller blinds enjoying a pleasant outlook over the driveway to light woodland opposite, second double glazed window enjoying much the same views by the breakfast area, panelled internal door from the hallway.

Comprehensively equipped with a full range of matching wall and base units, wrap around granite effect work surfaces and matching splash back over, electric ceramic hob with stainless steel and glass cooker hood over, electric double oven, space for freestanding American style refrigerator/freezer, porcelain sink unit with chrome swan neck mixer tap and cutlery drainer, TV aerial point, peninsula breakfast bar, coved ceiling and spotlights, radiator, wood finish vinyl flooring, light oak and glazed double opening doors to:



LOUNGE/DINING ROOM

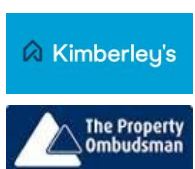
LOUNGE SECTION 4.98m (16'4") x 2.92m (9'7")

DINING SECTION 4.62m (15'2") x 2.69m (8'10")

This delightful room offers spacious living accommodation with dual aspect wrap around UPVC double glazed windows with roller blinds overlooking the patio and gardens, two radiators, TV aerial point, three ceiling drop lights, double glazed door to outside.



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.



BEDROOM ONE 3.86m (12'8") x 2.84m (9'4") plus recess 1.60m (5'3") x 0.61m (2'0")

Having a UPVC double glazed window enjoying a pleasant outlook to the front aspect and light woodland, radiator, twin full length double wardrobe cupboards, fitted carpet, six-panelled internal door.



BEDROOM TWO 3.58m (11'9") x 2.84m (9'4")

Having a UPVC double glazed window enjoying super views across the patio and gardens, radiator, twin double fitted wardrobe cupboard with over head storage, fitted carpet, panelled internal door.

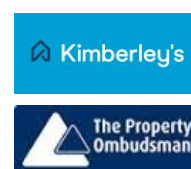


BEDROOM THREE 3.10m (10'2") x 2.62m (8'7") plus door recess 0.91m (3'0") x 0.81m (2'8")

With double glazed window enjoying a pleasant outlook over the gardens, radiator, coat hooks, fitted carpet, panelled internal door.



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SHOWER ROOM/WC 2.01m (6'7") x 1.96m (6'5")

Well appointed with a white suite comprising; large walk-in fully tiled shower cubicle, Mira Sport thermostatically controlled electric shower and glass screening, china hand wash basin set on a vanity unit, mirrored bathroom cabinet, low flush wc, heated towel rail, vinyl flooring, fitted mirror, frosted double glazed window, six-panelled internal door.



ATTACHED GARAGE 5.54m (18'2") x 2.69m (8'10")

Having an electric roller door, light and power, double glazed window and door at the rear, pressurised hot water system, approached via a driveway with parking for two cars. Our vendors use a large, gravelled parking area alongside their bungalow (not owned).

GARDENS

One of the best features of this property has to be the delightful, large mature gardens which extend across the rear and alongside the bungalow enjoying a sunny sheltered and private aspect ideal for a growing family who like to entertain and enjoy an outdoor lifestyle. Starting with slate, paved and gravelled patio area outside the dining area which is surrounded by raised, well stocked flowerbeds with plants and shrubs and a slate pathway that continues through a timber trellis gate into a wide patio area having a small lawn to the left and a succession of timber edged planters laid to gravel for ease of maintenance, steps lead up to a gently sloping lawn which is again well screened. A timber garden is situated in the far corner. From the slate bed patio you will enter an amazing custom built timber structure lovingly called a Tikki Bar by our clients and this is the perfect barbecue and dining area measuring 5.94m (19'6") x 2.44m (8'0") with covered roof and outdoor lighting, a work surface with power alongside and red brick flooring and timber decking to the dining area. From here a pathway continues into a kitchen garden (not planted this year) and a greenhouse with outside cold water supply alongside. A pathway continues to a side gate which in turn leads to the boundary of the property.

AGENTS NOTE

Our clients use a large, gravelled parking area which is not owned by the property and this is situated alongside the plot.

COUNCIL TAX Band D.

SERVICES Mains drainage, water and electricity. Heating – air source heat pump.

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.

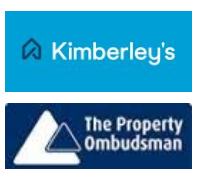


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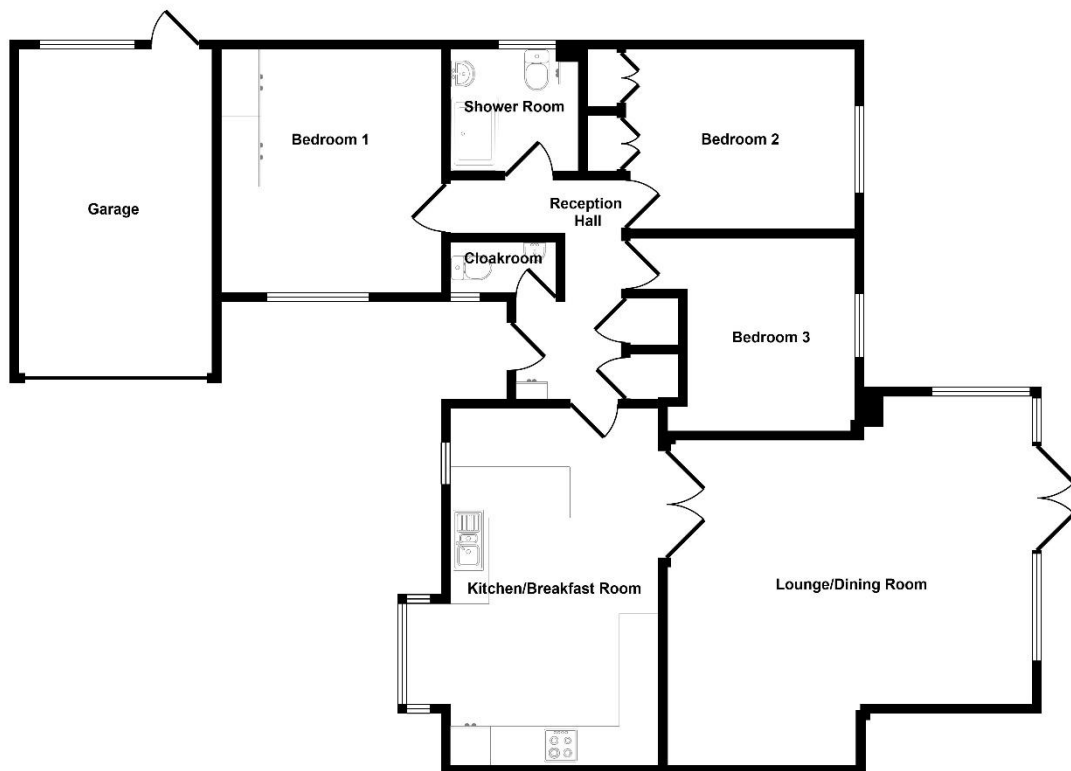


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Approx Gross Internal Area
110 sq m / 1180 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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