



31 Budock Road, Falmouth

Guide Price £385,000



Heather & Lay
The local property experts

- Semi-detached family home
- Very well presented
- 3 Double bedrooms; family bathroom & cloakroom/WC
- Sitting room & kitchen/diner
- No through-road location
- Built in 2019 to a high standard
- Remainder of NHBC warranty
- Secure West facing garden
- Parking space for 2 cars

THE PROPERTY

This rather nice development was built by Barrett Homes in 2019 and has been well-received and is located on the outskirts of Falmouth. Number 31 is a three double bedroomed home that has been well cared for by our vendor. All is light, bright, beautifully decorated and surprisingly large for a modern home. The quiet position of this house within the development makes it both safe and peaceful with no passing traffic. There is ample parking space with the rear garden facing West and enclosed by high walls and timber fencing. A good sized wooden shed with electric feed.

THE LOCATION

Located on the outskirts of Falmouth, about one mile from the town, harbourside and beaches and convenient for main road access to Truro and local towns. Falmouth Community School is nearby, as are St Francis and St. Marys Primary Schools at Mongleath and local shops including the excellent 'early 'til late' Coop at Boslowick. Falmouth town has a diverse selection of restaurants and an eclectic mixture of individual shops as well as national chains, together with quality galleries showcasing local talent. A local train station (Penmere Halt) provides a convenient link to the mainline at Truro for Exeter and London, Paddington. Falmouth boasts the third largest natural harbour in the world and is renowned for its maritime facilities which offer some of the best boating and sailing opportunities in the country. The town is consistently ranked as one of the top five places to live in the UK.

- Semi-detached family home







ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Through the front door into the....

ENTRANCE HALL

Wide entrance with stairs to the first floor. Large under stair cupboard and shoe/coat cupboard. Wood laminate effect flooring. Doors to kitchen, sitting room and.....

CLOAKROOM/WC

White WC and hand basin. Space and plumbing for washing machine and tumble dryer. Extractor.

SITTING ROOM

A lovely bright dual aspect room with windows to front and side. TV and power points. Radiator. Carpet.

KITCHEN/DINING ROOM

Again full of natural light with three windows on two sides, plus door to the rear garden. A range of dark blue fronted eye and base cupboards and drawers complimented by white worktops with inset stainless steel sink and drainer with mixer tap. Built-in electric oven with gas hob and stainless steel extraction hood over and stainless steel splashback. Space for white goods. Cupboard housing the gas combination boiler fuelling radiator central heating and hot water supply. The dining area is generously proportioned with space for a table and six chairs. Further white fronted storage cupboards. Wood effect laminate flooring. Radiator.

FIRST FLOOR

Turning staircase from entrance hall rising to

LANDING

Doors to three bedrooms and family bathroom. Radiator.



BEDROOM ONE

A bright, good-sized room with two windows overlooking the rear garden and one to the side. Panel doors to two large storage cupboards, plus ample wardrobe space. Radiator.

BEDROOM TWO

Another double room with window to front. Radiator.

BEDROOM THREE

A good sized room with space for a double bed. Window to side. Loft hatch with retractable ladder to boarded storage space.

BATHROOM

White three piece suite comprising WC, pedestal hand wash basin and bath with mixer tap and shower over, glass screen to side. Shaver point. Obscure window to front. Radiator. Extractor.

OUTSIDE

Enclosed rear garden with timber fencing and a high wall. Side gate leading to the parking area. Mainly laid to lawn with paved area accessed from the kitchen/dining room.

DRIVEWAY PARKING

Parking for 2 cars on a private driveway to the side of the property.

Council Tax band: D

Tenure: Freehold

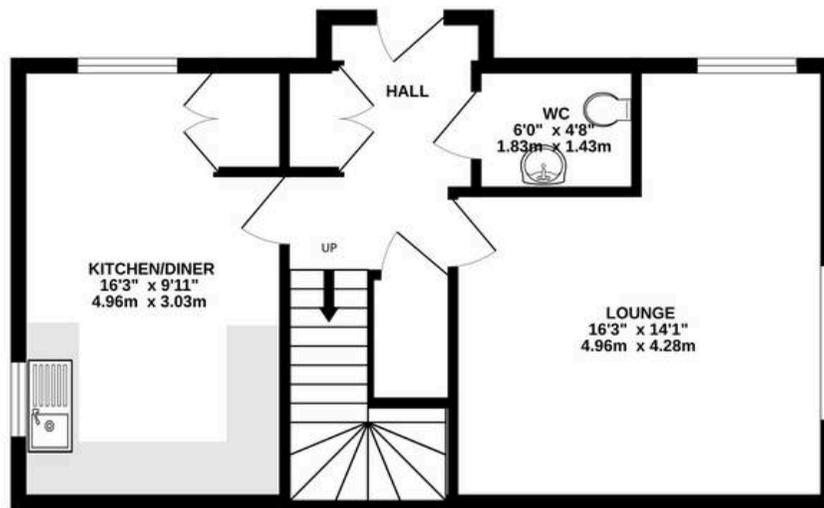
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

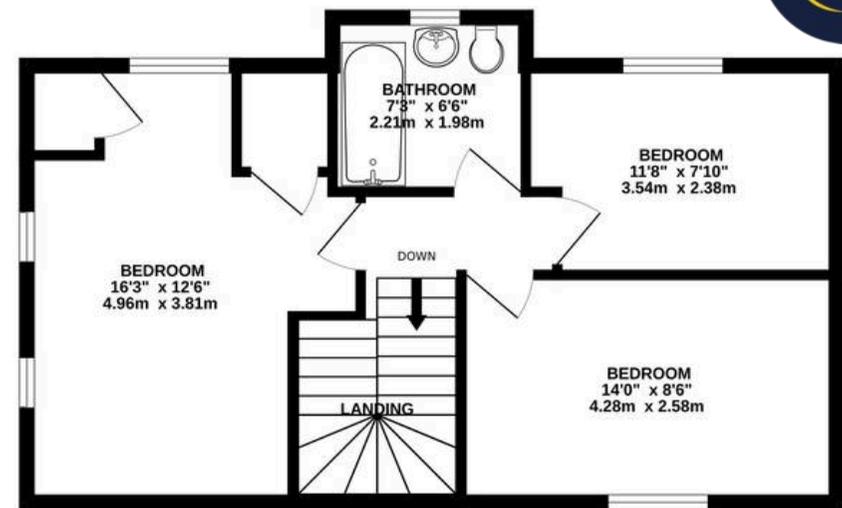
SERVICES: Mains electricity, gas, water & drainage



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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