



5 St. Budock Way, Falmouth

Guide Price £280,000 FREEHOLD



Heather & Lay
The local property experts

- End of Terrace House
- Two Double Bedrooms
- Proximity to Falmouth And Swanpool
- Westerly Facing Rear Garden
- Allocated Parking
- Well Presented
- 10 Year NHBC New Build Warranty Until 2032
- Please Watch Our Walk Through Talk Through Video Tour

THE LOCATION

This modern property is ideally located on the outskirts of Falmouth, just off Bickland Water Road near Falmouth Football Club. Falmouth is a thriving and vibrant town with an eclectic mixture of independent and national shops, many galleries showcasing local art and crafts and with a varied selection of places to eat and drink. Events Square and the National Maritime Museum regularly host activities and events throughout the year, including Falmouth Classics, Falmouth Week and the Oyster and Sea Shanty festivals. The south-facing seafront provides access to sandy beaches and the South West Coast Path, while the nearby sailing waters of the Helford and Falmouth Rivers add to the area's appeal. With excellent transport links via train to the City of Truro and onwards to London and Cornwall's far West, this location perfectly balances natural beauty, community life, and connectivity. No wonder Falmouth is consistently voted in the top five favourite places to live in the UK.





THE PROPERTY

A beautifully presented two bedroom end of terrace home with a charming westerly facing rear garden, perfect for first-time buyers or anyone seeking a modern, low-maintenance property. Step inside and you'll find a bright and spacious living room, featuring a cosy nook beneath the easterly-facing window that welcomes the morning sun. The modern kitchen is well-equipped and offers an excellent indoor-outdoor feel, with French doors opening onto the rear patio, ideal for al fresco dining or entertaining. There's also a convenient downstairs W/C. Upstairs, there are two well-proportioned double bedrooms, both offering generous storage space. The rear bedroom has views over the garden, while the front bedroom is bathed in morning sunshine. A contemporary, well-appointed bathroom completes the first floor. Outside, the rear garden offers a wonderful private retreat with a patio area, lawn and a gravelled section with a shed for storage. The property also benefits from an allocated parking space.

ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Entering through a composite front door with opaque glazed window and mailbox into the ...

HALLWAY

Stairs rising to the first floor. Door to downstairs W/C. Thermostat. Radiator. Door to ...

LIVING ROOM

UPVC double glazed window to the front. Door to a useful under stairs cupboard with space for a tumble dryer. Fibre Broadband internet socket. TV points. Radiator.

KITCHEN/DINER

UPVC double glazed French doors to westerly facing rear terrace, with UPVC double glazed window above the one and a half bowl ceramic sink with chrome swan neck tap. Modern kitchen with white eye and base level units, along with a wood effect laminate worktop. Electric oven with hob, extractor, built in dishwasher, washing machine and fridge/freezer. Wood effect linoleum flooring. Radiator.

DOWNSTAIRS W/C

Opaque UPVC double glazed window to front. Pedestal sink with chrome mixer tap. W/C. Linoleum tile effect flooring. Radiator.







LANDING

Loft access. Doors to both bedrooms and the bathroom.

BEDROOM ONE

UPVC double glazed window to the rear. Radiator.

BEDROOM TWO

Two UPVC double glazed windows to the front, enjoying the morning sun. Useful storage cupboard. Radiator.

BATHROOM

Opaque UPVC double glazed window to the side. Three piece white suite comprising W/C, pedestal hand wash basin with chrome mixer tap and bath with glass screen, chrome taps and plumbed rainfall shower with hand held attachment. Heated towel radiator. Tiled wet areas. Linoleum tile effect flooring. Extractor.



FRONT GARDEN

Access to a shared side passage giving access to the rear garden. Steps leading to the front door of numbers four and five with a metal handrail and bordered by shrubbery.

REAR GARDEN

Decently sized westerly facing rear garden with patio area giving space for seating and dining, bordered by wooden fencing. Wooden shed. Gate to shared side passage. Outdoor tap.

ALLOCATED PARKING

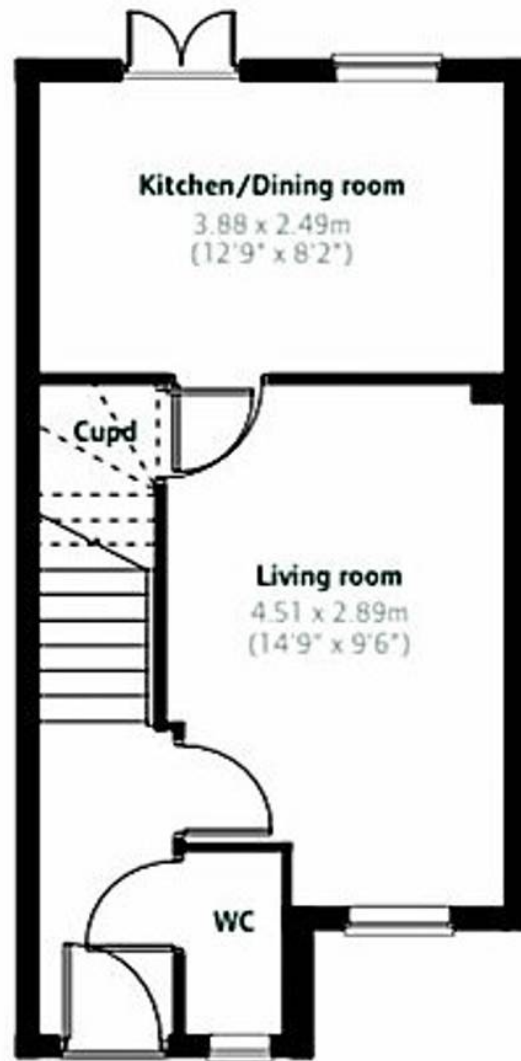
Council Tax band: A

EPC Energy Efficiency Rating: B

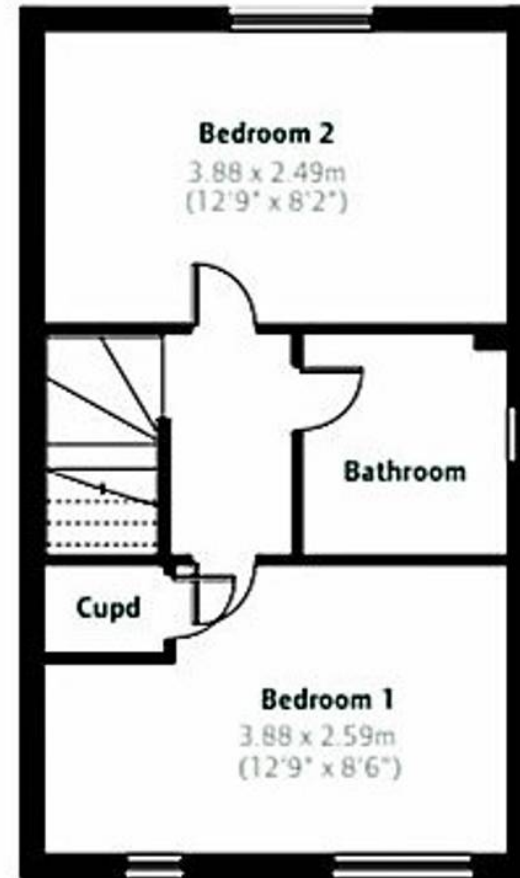
Services: Mains electricity, gas, water & drainage.

Service Charge: £250 per annum (2025) to cover exterior areas.





Ground floor



First floor

Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

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