



7 Budock Road, Falmouth

Guide Price £345,000

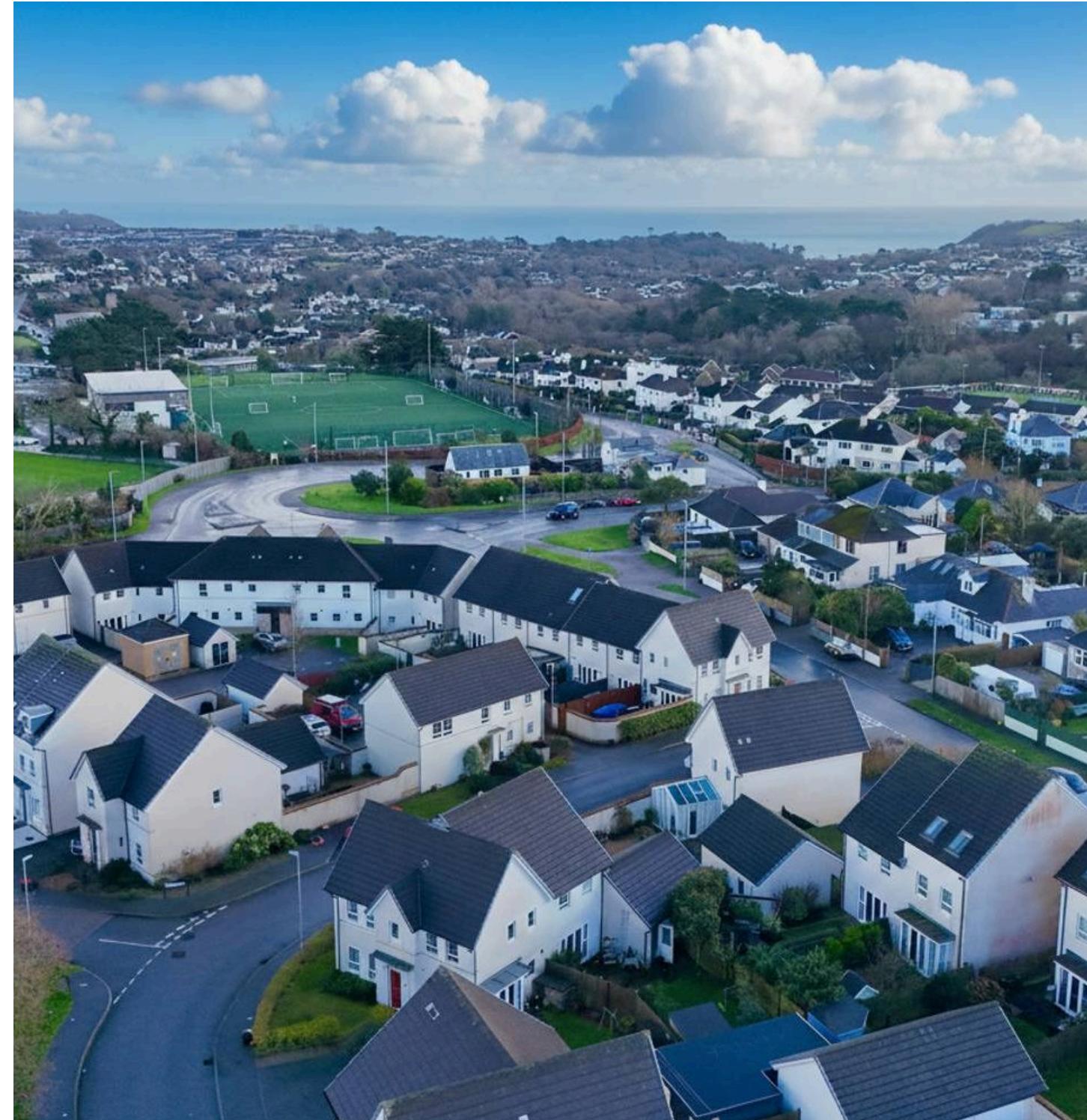


**Heather & Lay**  
*The local property experts*

## THE LOCATION

Situated within the sought-after Union Park development, once part of former school playing fields and now a select collection of quality two, three and four bedroom homes, the property enjoys a delightful setting with open green spaces, mature trees and pleasant walkways close by. Located on the outskirts of Falmouth, approximately one mile from the town centre, harbourside and beaches, the position offers the perfect balance of peaceful surroundings and convenient access to amenities. Beautiful nearby countryside provides wonderful opportunities for walking, including a "cut through" at Tregoniggle Woodland leading to scenic pathways towards Swanpool Nature Reserve and Swanpool Beach. Highly regarded schooling is close at hand, including Falmouth School, along with primary schools at Mongleath such as St Francis and St Mary's. Everyday conveniences are easily accessible, including the popular 'early 'til late' Co-op at Boslowick. Penmere railway station provides a local rail link to Truro, connecting onward to Exeter and London Paddington. Falmouth itself boasts the third largest natural harbour in the world and is renowned for its outstanding maritime facilities, offering some of the finest boating and sailing opportunities in the country. The town features a diverse selection of restaurants, an eclectic mix of independent boutiques and national retailers, along with galleries showcasing local artistic talent. Consistently ranked among the top places to live in the UK, Falmouth combines coastal charm with vibrant community living, while convenient road links provide straightforward access to Truro and surrounding towns and villages.

- Beautiful Modern Family Home
- Three Bedrooms; Master With En-suite
- Spacious Lounge/Dining Room With Patio Doors Out To Garden
- Fitted Kitchen With Breakfast Bar
- Family Bathroom/WC & Additional Ground Floor WC/Cloakroom
- Garage & Private Driveway For Two Vehicles
- Near Schools, Amenities & Doctors
- EPC = B & Remainder Of NHBC Warranty
- Beautiful Countryside & Woodland Walks Nearby



## THE PROPERTY

Built in 2017 by Barratt Homes Developers, this attractive modern home on Budock Road offers stylish living with the reassurance of the remainder of its NHBC 10-year warranty. Set within a thoughtfully designed development featuring open green spaces and a children's play area, the property perfectly combines contemporary design with family-friendly surroundings. Beautifully presented throughout, the accommodation is arranged over two generous levels. To the rear of the property, the spacious sitting/dining room forms the heart of the home, with French patio doors opening onto a delightful sun-trap garden. The patio provides ample space for outdoor seating and enclosed by timber fencing, leading onto a lawn bordered with mature shrubs and small trees, ideal for entertaining or relaxing in privacy. A timber shed/summer house adds further versatility. The kitchen is well-equipped with a range of fitted units, complemented by a practical breakfast bar and space and plumbing for white goods. The ground floor further benefits from a convenient cloakroom/WC and useful storage cupboards. Upstairs, there are two well-proportioned double bedrooms, one of which enjoys the advantage of a modern en-suite shower room. The third bedroom is currently arranged as a child's room but would equally make an excellent home office. A contemporary family bathroom includes shaver points, an extractor fan, and a window providing natural light. To the front, a pathway leads to the entrance door, bordered by planted shrubs and a decorative white gravel area. A particularly appealing feature is the garage, which benefits from electricity and lighting, along with an up-and-over door opening onto the front driveway, providing parking for up to two vehicles. With an impressive Energy Performance Rating of Grade B, this is an efficient and comfortable modern home, ideal for families or first-time buyers alike.

## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Pedestrian walkway to the front door stepping into....

### ENTRANCE HALLWAY

A composite half glazed front door with triple lock, spy hole and a ball and chain security lock, white panel doors provide access to the kitchen, sitting/dining room, a cloakroom/WC and a storage cupboard ideal for storing coats and shoes and houses the modern electric RCD fuse box. Wood effect vinyl flooring, radiator and thermostat controls. Half turn staircase rising to the first floor with a corner shelf. Radiator.









## KITCHEN

A well-appointed kitchen fitted with a range of wall and base units to two sides, offering excellent storage and preparation space. A fitted breakfast bar provides seating for two and incorporates additional storage beneath, creating a practical and sociable layout. An integrated oven with four-ring gas hob and extractor hood over is complemented by generous worktop surfaces with tiled splash backs and a stainless steel sink with mixer tap. There is space and plumbing for white goods, including a fridge/freezer, washing machine and dishwasher, with additional appliance space currently utilised beneath the breakfast bar. A cupboard houses the modern gas combination boiler supplying hot water and central heating. Radiator.

## SITTING/DINING ROOM

A spacious living area with room for dining as well as the usual living room furniture. French patio doors with two full length windows either side fully open out onto the enclosed garden patio area creating a socialable space between indoor and outdoor living. Understairs storage cupboard housing the Openreach connection for the fibre broadband. Multimedia TV sockets and two radiators. Continuation of the wood effect vinyl flooring.

## CLOAKROOM/WC

Ground floor cloakroom comprising a hand wash basin with tiled splashback, mixer tap and a WC with shelving above. Continuation of the engineered oak flooring. Extractor Fan. Radiator.

## FIRST FLOOR LANDING

Access to loft space, white panelled doors to the three bedrooms, family bathroom and a storage cupboard with shelving above the stairs. Radiator.

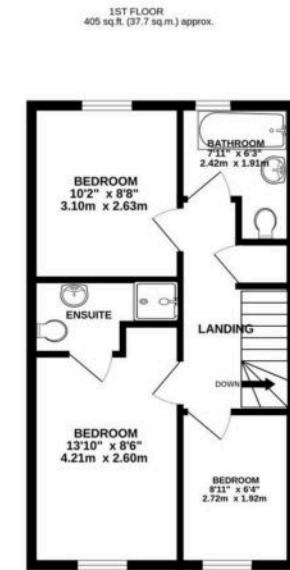
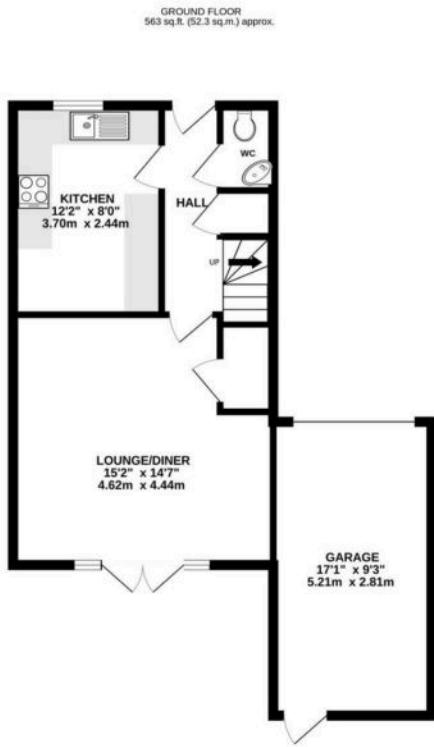
## MASTER BEDROOM

An impressive principal bedroom of generous proportions for a modern home, featuring stylish panelling to the feature wall behind the bed. A double glazed window to the rear aspect enjoys a westerly outlook over the garden. A deep recessed area, complete with shelving and a hanging rail, provides excellent storage and offers ideal potential for fitted wardrobes. Radiator. A white panel door leads through to...

## EN-SUITE SHOWER ROOM

A well-presented en-suite shower room comprising of a shower cubicle with a bifold glass screen door, tiling surround and an electric shower fitting. Wash basin with mixer tap and tiled splashback and WC with low-level flush. Shaver points, extractor fan and radiator.





## BEDROOM TWO

Bright and spacious room with a double glazed window to the front.

Radiator.

## BEDROOM THREE

Currently used as a child's single bedroom but could also be used as a office work from home space. Double-glazed window to the rear aspect with a similar view as the master bedroom. Radiator.

## FAMILY BATHROOM

Obscure double glazed window to the front. Modern three piece white suite comprising a panelled bath with mixer tap and half tiling surround, WC and a hand wash basin with mixer tap and tiled splashback. Shaver points, extractor fan & a radiator.

## FRONT GARDEN

A pedestrian footpath to access the front door with a mixture of shrubs and plants to the front garden area. Outside lighting. Electric and gas boxes are also located at the front of the property.

## REAR GARDEN

Enclosed rear garden with wooden fencing surround and beautifully presented with many different types of plants and shrubs. Two tiers comprise a raised decking which brings a lovely connection between the internal sitting room, a few steps down to a further seating area at the rear of the garden with a rear gate accessing the garage and parking space.

## SINGLE GARAGE

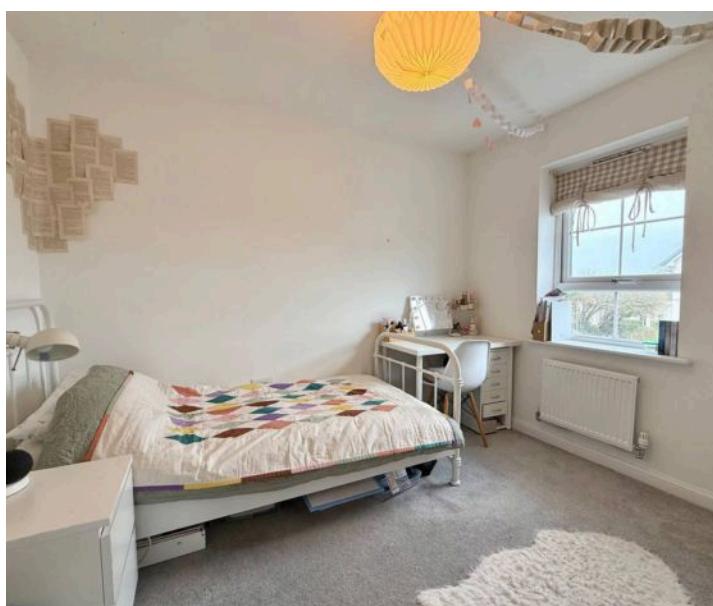
Up-and-over roller door providing easy access and a rear door to the garden, with ample space for storage and maximum measurements of approximately 17ft in length and 9ft at its widest point. The garage is fitted with power and lighting.

## AGENTS NOTE

There is an estate charge for the development which goes towards the upkeep of the estate, including grass cutting, tree trimming, lighting and road maintenance. The current owners pay £41.63 per month but the cost can be paid bi-annually or each year upfront. This estate charge is reviewed annually with an update of the year accounts provided by First Port Management company.

**SERVICES:** Mains electricity, gas, water & drainage.

**COUNCIL TAX:** C





## Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • [sales@heather-lay.co.uk](mailto:sales@heather-lay.co.uk) • [www.heather-lay.co.uk/](http://www.heather-lay.co.uk/)

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



**Heather & Lay**  
*The local property experts*