



12 Budock Road, Falmouth

Guide Price £285,000



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 Tregonigge 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 sailing waters 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.

- Well Presented, Modern Two Bedroom Home
- Open Plan Kitchen/Dining/Living Space
- South Facing Rear Garden
- Private Parking For Two Vehicles
- Additional Side Garden
- Close Proximity To Schools & Amenities
- Beautiful Countryside And Woodland Walks Nearby
- EPC = B and Remainder of NHBC Warranty





THE PROPERTY

Built 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. The downstairs dividing wall has been removed to offer a light open plan layout with French patio doors opening onto a delightful southerly facing rear garden. The patio provides ample space for outdoor seating and enclosed by timber fencing and walled surround, ideal for entertaining or relaxing in privacy. A timber decking adds further versatility. There is also parking for two vehicles and a separate grass side area offering further opportunity. The kitchen is well-equipped with a range of fitted units 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 walk in wardrobe. There is also a well presented bathroom to finish off the upstairs. 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) Entering through a half opaque glazed composite front door into the.....

HALLWAY

Wood effect laminate flooring. Radiator. Wooden door to living/kitchen/dining room and to.....

CLOAKROOM/WC

WC and pedestal hand wash basin with chrome mixer tap and tile splashback. Radiator and tile effect laminate flooring.

KITCHEN/LIVING/DINING ROOM

UPVC double glazed French doors with side full height UPVC double glazed windows leading to the South facing garden from the kitchen. Large UPVC double glazed window to front. White base and eye level units with laminate worktop and stainless steel sink with chrome mixer tap. Electric oven with gas hob, metal splashback and extractor above. Space for white goods. Logic gas combination boiler powering the gas fired central heating system. Wood effect laminate flooring. Cupboard containing fuse box and space for washing machine/dryer. Three radiators. Thermostat.





FIRST FLOOR

Stairs rising to first floor.....

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to front. Large walk-in wardrobe. Loft access. Radiator.

BEDROOM TWO

Dual aspect with UPVC double glazed windows to rear and side flooding the room with light. Radiator.

BATHROOM

Obscure UPVC double glazed window to rear. Three piece white suite comprising WC, pedestal hand wash basin with chrome mixer tap and bath with glass screen and plumber shower over. Tiled wet areas and tile effect laminate flooring. Radiator. Extractor.





REAR GARDEN

Fenced and walled South facing rear garden with patio and wooden decking ideal for seating. Wooden gate to parking and to side grass area, Wooden shed. Outside tap.

OFF STREET PARKING

Parking for two cars to the side of the property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

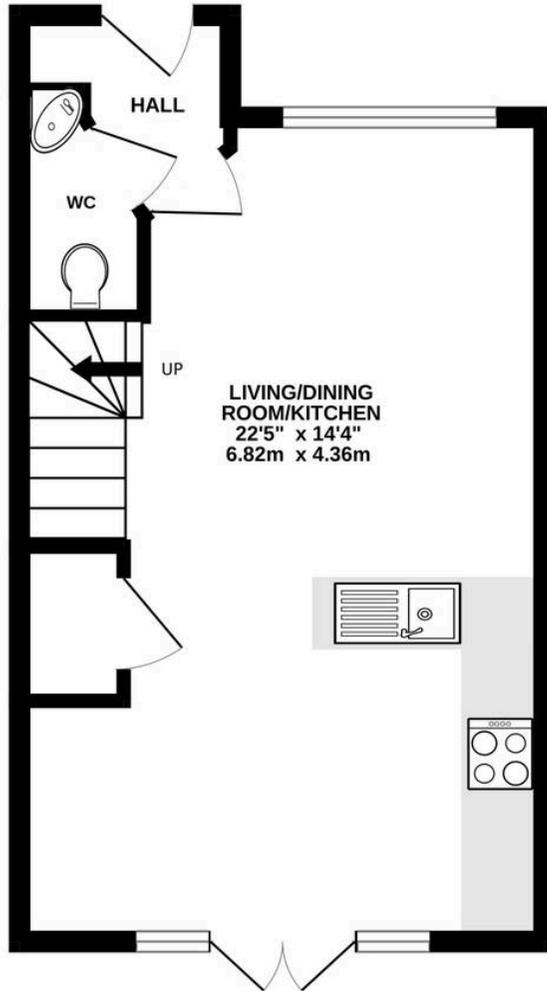
SERVICES: Mains electricity, gas water & drainage

AGENTS NOTE

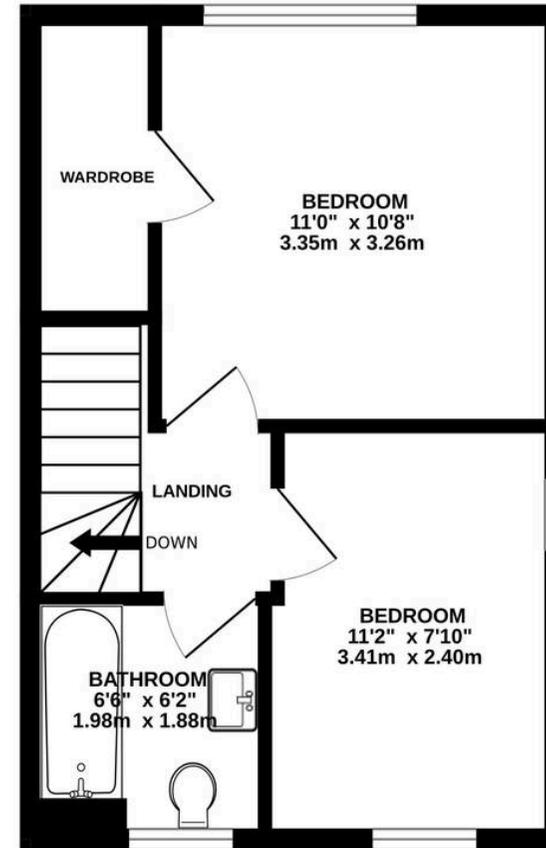
There is an estate charge for the development which goes towards the upkeep of the estate, including grass cutting, tree trimming, lighting and road maintenance. The current owners pay £250 per annum. This estate charge is reviewed annually with an update of the year accounts provided by First Port Management company.



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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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