Kimberley's

The adventure starts Here...



26 Vicarage Close, Budock Water, TR11 5DB

Guide Price £460,000 Freehold

A fantastic opportunity to own this three double bedroom detached bungalow which is set in a highly desirable location at Budock Water on the outskirts of Falmouth.

- A well presented detached bungalow
- Spacious lounge with pleasant outlook and wood burner
- Luxuriously appointed bathroom with roll top bath
- Wholly owned solar panels
- Garage and driveway parking facilities
- Three good sized bedrooms with fitted wardrobes
- Galley style kitchen with spacious dining area
- UPVC double glazed windows
- Well manicured enclosed front and rear gardens
- Energy Performance Rating - Band E

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

This fine bungalow has accommodation in brief comprising; entrance hallway, spacious lounge/dining room, kitchen/dining area with inset Velux windows, three double bedrooms with fitted wardrobes and a luxury well appointed bathroom suite in white. Outside the property there are beautifully maintained and landscaped gardens with paved patio, a detached garage and off road parking facilities on the driveway.

The village of Budock itself offers a host of local amenities including village shop, historic church, the Trelowarren Arms public house, restaurant and playing field with children's play area. The village is situated on a local bus route which runs to and from the harbourside town of Falmouth which is approximately two miles distant and offers a wider range of facilities and amenities along with local junior and senior schools.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal appointment today?

THE ACCOMMODATION COMPRISES:
Concrete steps with wrought iron handrail leading to:

UPVC DOUBLE GLAZED DOOR WITH OVAL GLAZED INSERT AND SIDE PANELS TO:

ENTRANCE VESTIBULE
With painted concrete floor, glazed internal door to:

RECEPTION HALL
A lovely introduction to the property with wood effect flooring, doors leading to all principal rooms, enclosed airing/storage cupboard housing the solar panel system and battery plus the combi boiler for heating and hot water, access to insulated loft space, radiator.

LOUNGE/DINING ROOM - 7.16m x 3.94m (23'6" x 12'11")
A lovely bright, airy and spacious reception room having a large UPVC double glazed picture window to the front and another UPVC double glazed window alongside to the dining area, wood effect flooring, two ceiling lights, feature inset wood burning stove on a black slate hearth, radiators, four panel half glazed door.

KITCHEN/DINING ROOM

KITCHEN AREA - 5.99m x 1.45m (19'8" x 4'9")
A galley style kitchen fitted with a range of wall and base units with soft close doors in country cream, roll top work surfaces over and taupe coloured ceramic tiles over, integrated Smeg Calor Gas hob with electric double oven and extractor over, inset china wash hand basin with chrome mixer tap, space and plumbing for washing machine and dishwasher, inset ceiling spotlights and glazed roof lantern allowing a high degree of natural light, UPVC double glazed window to the front, UPVC double glazed door to the rear, Amtico LVT flooring throughout the kitchen/diner.

DINING AREA - 3.63m x 2.46m (11'11" x 8'1")
Fitted with a range of matching wall and base units incorporating a plate rack, glass display cabinets with candle drawers beneath and wine rack, built-in full height refrigerator, built-in under counter freezer, radiator, inset ceiling spotlights, inset Velux window, half glazed door to hallway.

BEDROOM ONE - 2.39m x 2.87m (7'10" x 9'5")
excluding fitted wardrobes.
A delightful light bedroom with UPVC double glazed window to the side, fitted wardrobe, wood effect flooring, radiator, central ceiling light, panelled internal door.

BEDROOM TWO - 3.66m x 3.02m (12'0" x 9'11")
excluding fitted wardrobes.
A bright and light dual aspect room with UPVC double glazed windows overlooking the side and rear gardens, built-in wardrobes, wood effect vinyl flooring, central ceiling light, radiator, panelled internal door.

BEDROOM THREE - 3.02m x 2.74m (9'11" x 9'0")
excluding wardrobe cupboard.
A bright and airy room with dual aspect double glazed windows overlooking the side and rear and having roller blinds, wood effect vinyl flooring, fitted wardrobe cupboard, central ceiling light, radiator, panelled internal door.









BATHROOM - 2.59m x 2.72m (8'6" x 8'11")
Luxuriously appointed with a white suite comprising of a large walk-in fully tiled shower area with glass screen and ceramic tiling housing a conventional hand held and drench head shower, china wash hand basin set on a vanity unit with vanity mirror above and wall mounted lights either side, low level flush wc, white roll top ball and claw bath with chrome mixer taps, half panelled walls to dado height, chrome ladder style heated towel rail, two obscure glazed windows to the side, inset ceiling spotlights, extractor fan, LVT flooring, panelled internal door.

OUTSIDE

DETACHED GARAGE
With roller door, light and power.

GARDENS
To the front there are lawned gardens surrounded by a low level stone wall and mature shrubs. This can be accessed by steps from the driveway. Concrete steps lead up to the entrance door located to the side of the property and there is a path alongside the bungalow leading to the rear. The rear gardens comprise of patio areas and lawns surrounded by mature shrubs and trees. There are steps that take you up to a timber office/hobby room and a further garden shed for garden implements plus a bin store. Another concrete path to the other side of the bungalow takes you to the rear door that gives access to the kitchen/dining area.

SERVICES
Mains drainage, water, electricity. Bottled gas. Wholly owned solar panels with battery storage.

COUNCIL TAX
Band D.

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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