



Laskowski
&Co



15 Treveryn Parc, Budock Water, Falmouth, TR11 5EH

Guide Price £315,000

Situated within popular Treveryn Parc in the highly desirable village of Budock Water, is this link detached 2 bedroom bungalow requiring updating and modernisation, with off-road parking for 3 cars, a large 29' garage/workshop and mature rear garden. The accommodation comprises: hallway, spacious living room with multi fuel stove, open-plan kitchen/diner, 2 bedrooms, shower room and separate WC. The bungalow is double glazed and warmed by economy 7 night storage heating and is being sold with no onward chain.

Key Features

- Link detached 2 bedroom bungalow
- Driveway with off-road parking for 3 cars
- Potential to extend existing accommodation
- Requires updating and modernisation
- Sought-after village location
- Extended garage/workshop
- East-facing rear garden
- EPC rating F



THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Double glazed front door with obscure glazed panel to one side to:-

HALLWAY

Doors to living room, kitchen/diner, bedrooms, shower room and separate WC. Night storage heater, two central ceiling lights, loft hatch with ladder to part boarded loft.

LOUNGE

18'6" x 11'6" (5.65m x 3.52m)

Large double glazed window to front aspect. Stone fireplace housing solid fuel fire with slate hearth. Night storage heater, central ceiling light, TV aerial point.

BEDROOM ONE

11'6" x 12'0" (3.52m x 3.66m)

Large double glazed window to front aspect. Central ceiling light, built-in wardrobe with hanging rail and shelving.

BEDROOM TWO

8'3" x 9'9" (2.53m x 2.99m)

Double glazed window to rear aspect. Night storage heater, central ceiling light. Built-in wardrobe with cupboard over, built-in shelving unit with sliding doors.

SHOWER ROOM

Large shower cubicle with Mira Advance electric shower and tiled surround. Further tiling to walls. Pedestal wash hand basin, heated towel rail. Obscure double glazed window to to aspect. Central ceiling light.

SEPARATE WC

Low level flush WC, half tiled walls, central ceiling light. Obscure double glazed window to rear aspect.

OPEN-PLAN KITCHEN/DINING ROOM

17'6" x 10'2" (5.35m x 3.12m)

KITCHEN AREA

Two double glazed windows facing east, overlooking the garden and enjoying the morning sun. The kitchen provides a range of eye and waist level units with roll-top worksurface and part tiled walls, inset stainless steel sink/drainage unit. Space and plumbing for washing machine, space for fridge, space for cooker with electric cooker point. Central ceiling light, glazed door to lobby.

DINING AREA

Space for a family dining room table and chairs. Central ceiling light, large airing cupboard housing hot water cylinder with range of shelving.

LOBBY

Currently housing an additional freezer with space for a tumble dryer. Obscure double glazed window to rear aspect, obscure double glazed door providing access to the garden. Central ceiling light, door to:-

GARAGE/WORKSHOP

9'0" x 29'8" (2.75m x 9.05m)

Having been substantially extended, now measuring over 29' (8.84m) in length with natural light provided by two large

double glazed windows to both side and rear aspects. Up-and-over door, power and light. The garage provides an ideal workshop or studio space with potential to convert into further accommodation, subject to any necessary consents.

THE EXTERIOR

FRONT

Driveway providing parking for three cars and gives access to the garage/workshop. A pedestrian pathway leads around to the left-hand side of the bungalow to the:-

REAR

Steps lead from the lobby to a raised paved patio, from here further steps lead down to the main garden, laid to lawn with a timber potting shed and bordered by hedging and a number of mature shrubs. The garden faces east and enjoys the morning sun.

GENERAL INFORMATION

SERVICES

Mains water, electricity and drainage are connected to the property.

COUNCIL TAX

Band C - Cornwall Council.

TENURE

Freehold.

VIEWING

By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





Floor Plan

