



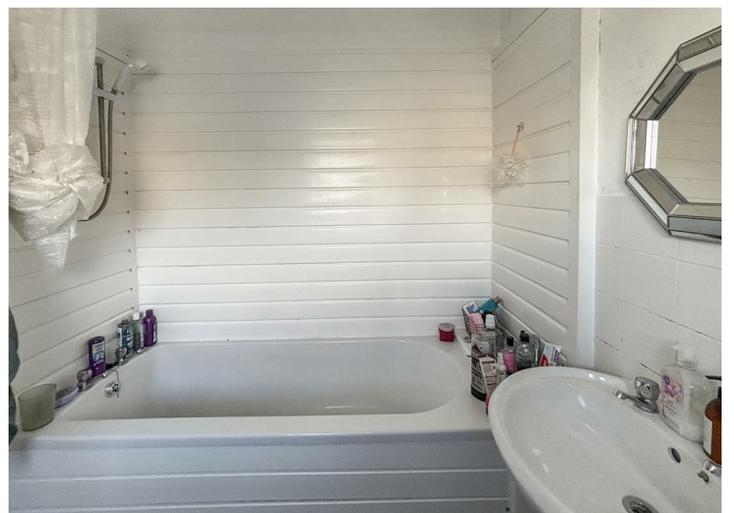
44 Budock Terrace, Falmouth, TR11 3NE

£345,000

An exciting opportunity to acquire a mid-terraced townhouse situated in the heart of Falmouth, walkable to wide ranging amenities, picturesque seafront, safe sandy beaches and well regarded local schooling. Arranged over ground and first floor levels with plentiful opportunity to improve and update, based on the requirements of those discerning purchasers wishing to obtain a conveniently placed home, or alternatively, investors seeking a 'going concern' with a proven track record of successful letting history. No onward chain.

Key Features

- Mid-terraced townhouse
- 3/4 bedrooms
- Versatile accommodation
- Rear garden
- Spacious internal proportions
- Elevated, far-reaching outlook from the rear
- Opportunity to modernise
- EPC rating E



THE ACCOMMODATION COMPRISES

From the pedestrian walkway, a concrete laid path leads to a covered front entrance door with header panel and part-obscure glazing leading into the:-

ENTRANCE LOBBY

Part-glazed door ahead leading into hallway, with header panel, high ceiling, and electrical consumer unit. Wood-effect flooring.

HALLWAY

Staircase rising to first floor level, stripped pine doors to living room/bedroom four and bedroom three, together with part-glazed door leading into the kitchen/diner. High ceiling, pendent ceiling light, radiator. Continuation of wood-effect flooring. Useful under-stair storage cupboard.

BEDROOM ONE

Originally the living room, nicely decorated throughout with original features including picture rail, high ceilings and heavy cornicing. Ceiling light, central fireplace with hardwood surround, stone-effect hearth and electric focal point fire. Walk-in bay window providing plentiful natural light. Ceiling light.

BEDROOM THREE

Once again, well decorated and including features such as picture rail, central fireplace with hardwood surround and mantel (decommissioned), recessed four pane sash window. Ceiling light, radiator.

FIRST FLOOR

Tall window at mid-landing offering an excellent far-reaching view across the rooftops of the inner town, providing glimpses of the Penryn River and fields of Flushing to the distance.

LANDING

Part-galleried to stairwell below, elaborate ceiling light, doors to all bedrooms, together with painted timber doors leading to broad storage cupboard with matching overhead unit.

BEDROOM THREE

Set to the rear and providing pleasant far-reaching views over towards the Penryn River and village of Flushing. Picture rail, high ceiling with ceiling light. Radiator.

BEDROOM FOUR

A nicely proportioned double room with recessed window to the front elevation, ceiling light, picture rail, high ceiling and radiator.

BEDROOM FIVE

A classic box room with recessed uPVC double glazed window, picture rail, high ceiling, radiator and ceiling light. Loft hatch.

KITCHEN/DINER

A deep room with units set to two sides within an L-shape, both above and below a rolltop worksurface with inset one and a half bowl sink with drainer and mixer tap. Appliances include Beko electric oven with grill, ceramic hob and tiled splashback. Two windows, ceiling spotlights, tiled flooring. Open cupboard with space for white goods and shelving,

further space for white goods including tall fridge/freezer. Radiator. Painted timber door providing rear access onto the courtyard and garden. Part-glazed door opening into the:-

UTILITY AREA

Connecting both the kitchen and bathroom, with space and plumbing for washing machine. Storage cupboard, Ideal wall-mounted boiler providing domestic hot water and heating. Ceiling light, feature clad wall to one side, single glazed window to external elevation. Part-glazed door leading into the:-

BATHROOM

Comprising low flush WC, pedestal wash hand basin, panel bath with separate taps and Triton Enrich electric shower. Replacement obscure double glazed window to the rear elevation, heated towel rail, ceiling light. Tiled flooring, panelling to bath/shower, tiling to wet areas and floor.

THE EXTERIOR

COURTYARD AND GARDEN

A raised hardstanding accessed immediately from the rear of the kitchen, providing a useful level area for storage etc, with wrought iron gate to descending granite steps and garden pathway, and an area of lawn which is right for landscaping, yet providing an elevated and sunny area in which to enjoy afternoon sun. Views taken in over the Penryn River and lower Falmouth town rooftops.

GENERAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage are connected to the property. Gas fired central heating.

COUNCIL TAX

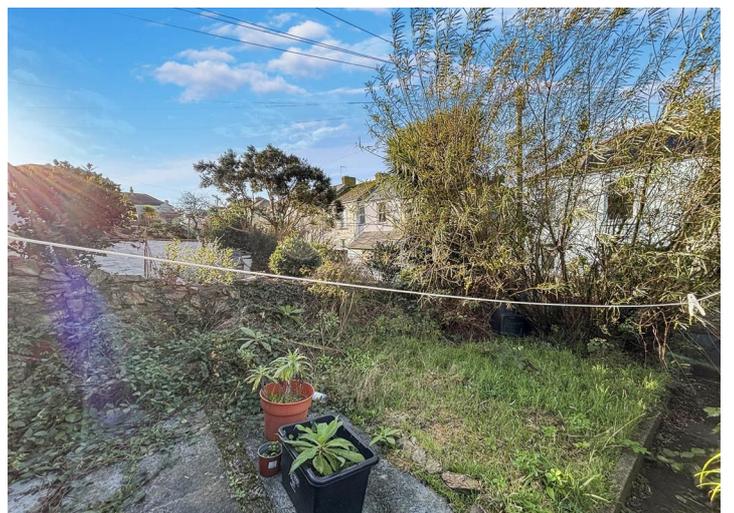
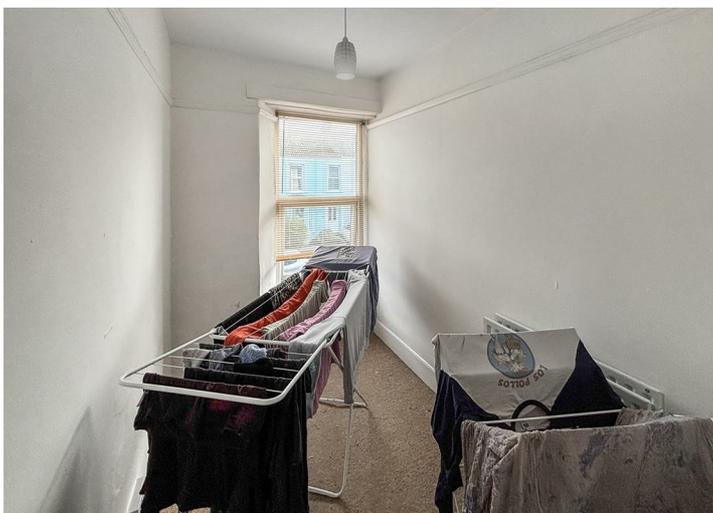
Band C - Cornwall Council.

TENURE

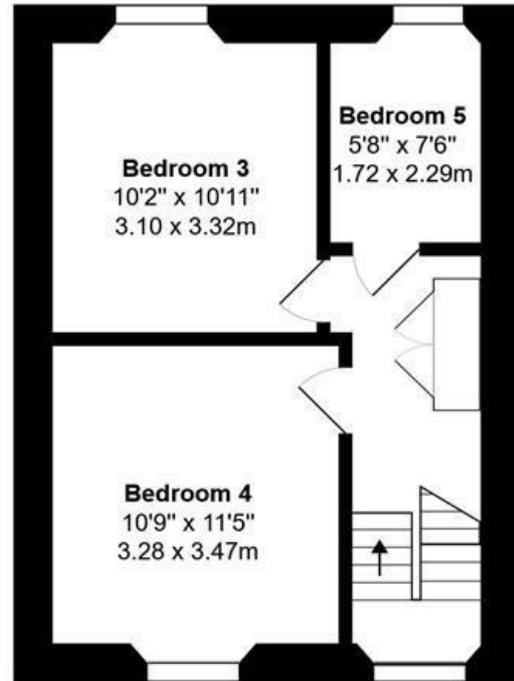
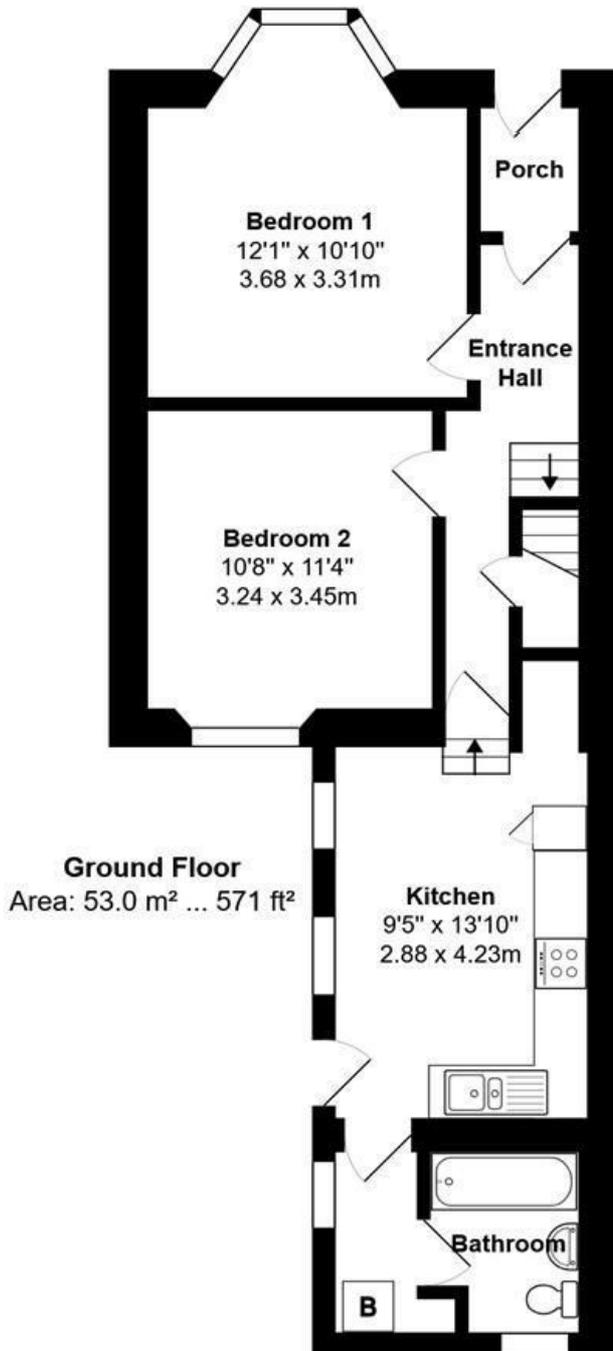
Freehold.

VIEWING

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



Floor Plan



First Floor
Approx Area: 34.6 m² ... 372 ft²



Budock Terrace, Falmouth, TR11 3NE

Total Area: 972 ft² ... 90.3 m²

All measurements are approximate and for display purposes only