

FOR SALE



St Budock Way, Eve Parc, Falmouth
Guide Price £280,000


MARTIN&CO

St Budock Way, Falmouth

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- **CONSTRUCTED 2021 – 2022**
- **6 YEARS REMAINING ON NHBC WARRANTY**
- **ELEVATED POSITION**
- **GOOD NATURAL LIGHT**
- **OFF STREET PARKING SPACE**
- **GAS CENTRAL HEATING**

Constructed in 2021 – 2022, this modern, mid terrace property with **GARDEN** and **PARKING** now comes to the market, very well presented, with around 6 years remaining on the NHBC warranty. Ideal for first time buyers!

Benefitting from an elevated position, in a cul-de-sac on the southern side of Eve Parc, this lovely two double-bedroomed property has been well-maintained since purchase and benefits from off street parking and a level, lawned garden to the rear,

A flight of steps leads up to the path which runs in front of this small, raised terrace of houses, with off street parking for one car provided at road level. Additional parking is available nearby on-street or in designated, unallocated parking areas.



Entering the property you come into a hallway, with a downstairs WC and stairs in front of you to the first floor. A door to your right leads into the lounge, which has good natural light as it benefits from the elevated position. An under stairs cupboard provides valuable storage space and beyond is the kitchen / diner.

The kitchen has neutral floor and wall units, with the gas-boiler in a corner cupboard and an integrated electric oven and induction hob with extractor hood. Patio doors lead out to a level garden which is a combination of patio and lawn, with a garden shed and rear pedestrian access.

Stairs lead up to the first floor where you will find two double bedrooms and a part tiled, modern bathroom, with a shower over bath. In the second bedroom there is a large built-in cupboard over the stairwell.

Freehold

Off street parking space & shared guest parking space

Gas central heating and hot water

EPC – B

Council Tax Band B

UPVC Double Glazing

Annual estate maintenance charge : £208 Paid Jan '26

Mains Gas, Water, Drainage & Electric

Broadband : Ultrafast Broadband Available

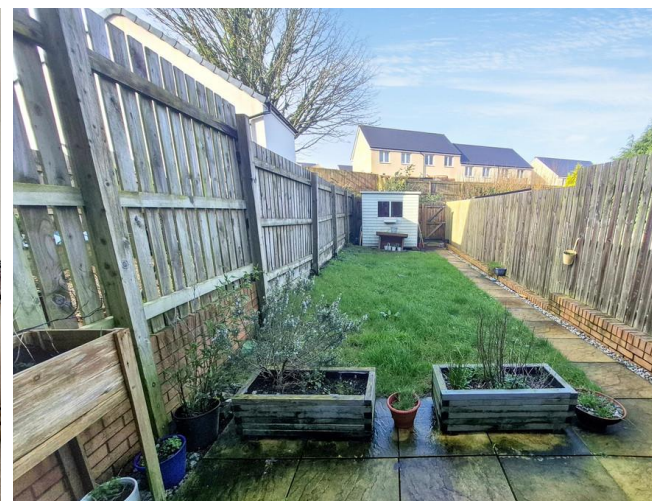
Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information

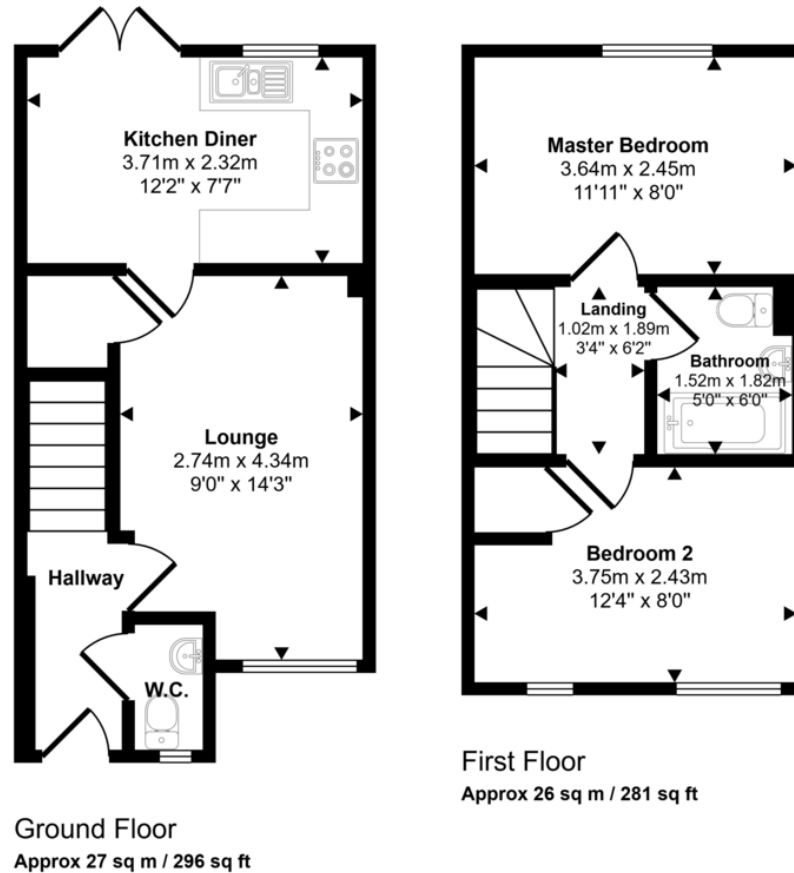
Source: www.ofcom.org.uk

LOCATION

St Budock Way is situated on the southern side of Eve Parc, a popular new development just outside of Falmouth town-centre, with easy access to local amenities, schools, and transport links. A great choice for those looking for a modern home in a well-connected location.



Approx Gross Internal Area
54 sq m / 577 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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