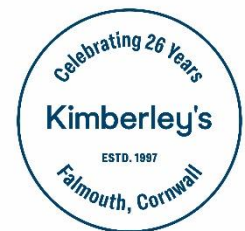




Mabe

A late 1960's built semi-detached bungalow
Popular location with distant river and country views
Being sold with the advantage of 'no onward chain'
Offers plenty of potential to personalise
UPVC double glazed windows and doors, gas central heating
Sitting room with large window overlooking splendid gardens
Fitted kitchen, double glazed rear porch
Two double bedrooms, bathroom/wc combined
Detached single garage and driveway parking to the front
Beautiful well stocked gardens to the rear



Guide £265,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK6969



This late 1960's built two bedroom, semi-detached bungalow is set on the perimeter of this popular village of Mabe, in an elevated location with delightful views across the mature gardens to the surrounding area, Penryn River and countryside in the distance.

This delightful bungalow has been a cherished home for our client for the past 27 years and we are now selling the bungalow with the added advantage of being a chain free sale allowing a speedy purchase by a motivated buyer if required.

The property is clean and well cared for, but a little old fashioned in parts and this has been reflected in the realistic guide price allowing someone the chance to personalise the property and realise the potential the bungalow has to offer.

With current features including; mains gas central heating by radiators, an independent gas fire in the sitting room, UPVC double glazed windows, doors and rear porch plus all fitted floor coverings included in the sale.

The well proportioned accommodation includes a reception hall, sitting room with full length window overlooking the gardens, a fitted kitchen in light wood effect with some appliances, two double bedrooms and a bathroom/wc combined. Outside the property sits a detached single garage and parking for one vehicle on the driveway, raised well stocked gardens to the front and at the rear, beautiful open gardens with patio, lawns and well stocked flowerbeds plus a greenhouse.

Cunningham Park is set close to the centre of this popular village which is well served with local amenities including a convenience store/sub post office, hairdressers, public house/restaurant, local bus service and also within easy reach of the Falmouth University (Tremough Campus) and Argal Water Park near the reservoir. The highly regarded village school is also within a few minutes' walk and a thriving community centre which is the hub of the village.

As our client's sole agents, we thoroughly recommend an immediate viewing to secure this property.

Why not call for a personal viewing today?

THE ACCOMMODATION COMPRISES:

Steps down from the front driveway leads to a pathway and in turn a UPVC double glazed front door with frosted privacy panel which takes you into:

RECEPTION HALL

Having a radiator with shelf over, access to loft space via a loft ladder which has lighting, coat hooks, cupboard housing electric fuse box, access to principal rooms.

SITTING ROOM 4.80m (15'9") x 3.25m (10'8") 3.38m (11'1") at its widest point.

A delightfully bright reception room with large full length UPVC double glazed picture window with fan lights over enjoying fabulous views across the beautiful well stocked gardens to countryside in the distance, coved cornicing, a focal pointed stained wood fireplace and an inset gas coal effect fire (not tested) and matching ceramic tiled hearth, TV aerial point, central ceiling light, frosted multi-paned door leading from the hallway and second door leading to:



KITCHEN 2.59m (8'6") x 2.36m (7'9")

A spotless fitted kitchen in light wood effect with matching wall and base units, granite effect roll top work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome easy-on mixer tap and cutlery drainer alongside, four-ring gas hob and cooker hood over, plumbing for washing machine and dishwasher, Hotpoint double oven set within housing, cupboard housing gas central heating boiler (combi), slatted shelving and radiator, vinyl flooring, a bright dual aspect with double glazed window to the side and a outlook through recessed UPVC double glazed door leading to the porch and in turn to the gardens, extractor fan, spotlight, door to:

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





PORCH 2.13m (7'0") x 1.12m (3'8")

With triple aspect UPVC double glazed windows and door to outside, vertical and roller blinds, fitted carpet.

BEDROOM ONE 3.78m (12'5") x 3.25m (10'8")

A generous main bedroom with broad UPVC double glazed windows enjoying a pleasant outlook over the Azalea bedecked gardens to the front, radiator, central ceiling light, fitted carpet.



BEDROOM TWO 3.30m (10'10") x 2.97m (9'9")

Again, with broad UPVC double glazed window enjoying a pleasant outlook over the Azalea bedecked gardens to the front, radiator, fitted carpet.



BATHROOM 2.18m (7'2") x 1.65m (5'5")

With a coloured suite comprising; handled and panelled bath with chrome mixer tap, shower attachment and screening, fully tiled walls, pedestal wash basin with tiled splash back, shaver light and mirror, low flush wc, pine cabinet and towel rail, radiator, vinyl flooring, frosted UPVC double glazed window.



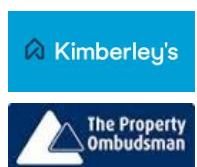
OUTSIDE

DETACHED GARAGE 4.80m (15'9") x 2.57m (8'5")
(attached to next door properties garage)

With light and power, up and over door and parking for one vehicle in front.

At the front of the property, steps from a pathway lead down past beautifully well stocked raised gardens which are predominantly stocked with a range of beautiful Azaleas and shrubs. The concrete pathway leads alongside the bungalow into beautifully well stocked and maintained gardens having a recycling area behind the garage and a timber garden shed and the garden opens onto a full width paved patio area with a pathway along one side enjoying a South and Westerly aspect with views across the countryside making this an ideal place to relax and entertain your family and friends in the afternoon sunshine. Steps lead down from the patio to shaped lawns with paved pathway to the right and gravelled area to the left and with surrounding well stocked flowerbeds and rockeries which are

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



predominantly laden with Azaleas, Camellias and Roses. In the far right hand corner sits an aluminium framed greenhouse and at the far boundary there is an established coloured stone wall. There is an outside cold water supply with the property to allow you to water your plants.

SERVICES

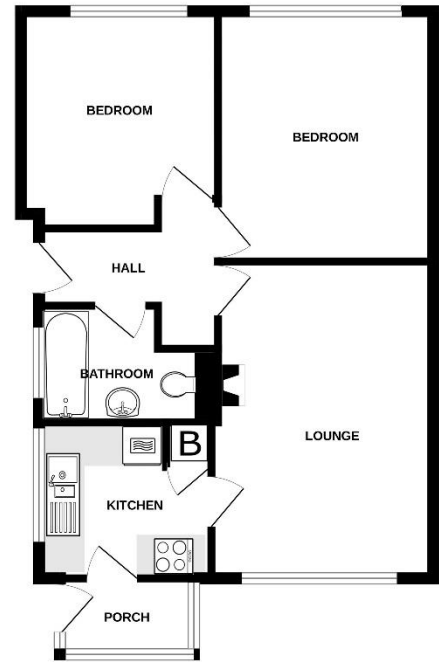
Mains drainage, water, electricity and gas.

COUNCIL TAX Band B.

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.

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the map(s) contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The structure, systems and appliances shown hereon are not intended and no guarantee is given as to their operability or efficiency at the time.
 Made with Mapbox ©2024



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

