



Mabe

An individual detached bungalow
Set on a generous plot in a popular location
Two/three bedrooms
Spacious accommodation throughout
18' living room with feature fireplace
Detached garage with remote roller door
Drive with parking for several vehicles
Enclosed rear garden
UPVC double glazing and gas central heating
Chain free, vacant possession

Guide £365,000 freehold

**ENERGY EFFICIENCY RATING
BAND E**

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

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REF: SK7184



Offered for sale with vacant possession, this impressive spacious bungalow sits on a generous plot with a detached garage, gardens and parking for several vehicles.

Although the property could do with some updating it does benefit from UPVC double glazing, gas central heating, and a modern shower room. The property sits in a generous plot with a large amount of parking to the front and to the side which leads to a detached garage with light and power and a remote electric roller door. To the rear of the property there is an enclosed rear garden with a lawned area, raised flower beds, a garden shed, greenhouse and a range of patio areas.

The village of Mabe is well served with local amenities, including a convenience store with sub post office and off licence, hairdressers, village hall, primary school, community centre and on the outskirts of the village, Argal Dam with fishing, outdoor adventure playground for children and a delightful walk through around the reservoir. Falmouth University (Tremough Campus) is in easy walking distance and there are good transport links by road to the surrounding towns of Penryn, Falmouth and the Cathedral City of Truro.

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

Why not call for your appointment to view today!

THE ACCOMMODATION COMPRISES

A generous hallway, WC, triple aspect living room with bay style window and a feature gas fireplace, kitchen diner with feature oil fired Aga and a traditional kitchen with granite worktops. A second kitchen/utility room also with a range of basic units, with a sink, and a door to the rear garden, shower room with a modern tiled wet room, an electric shower, low level WC and wall mounted sink.

ENTRANCE

Covered entrance with front door, a UPVC double glazed frosted door opening on to the main hallway.

HALLWAY 5.79m (19'0") x 1.83m (6'0")

A spacious hallway with a wood herringbone parquet floor, UPVC double glazed window to the front, radiator, plastered ceiling with access to the loft, ceiling light, door to a storage cupboard ideal for coats or similar, and a fuse box, door to a large walk in airing cupboard housing the hot water tank with immersion tank, and shelving within.

W/C

A modern suite with low level WC and wall mounted hand basin, tiled walls, UPVC double glazed frosted window, a ceiling light and finished with a tiled floor.

LIVING ROOM 5.56m (18'3") x 3.81m (12'6")

A spacious triple aspect room with UPVC double glazed bay style window, with further UPVC double glazed windows to the side and front. A feature fireplace with marble style surround with mantle and hearth housing a gas real flame fire, three radiators, plastered ceiling with light, picture rail and wall lights, finished with a wood herringbone parquet floor.



KITCHEN/DINER 4.19m (13'9") x 3.73m (12'3")

A spacious kitchen diner with feature oil fired Aga (however the central heating is gas) traditional kitchen with a range of base units with cupboards and drawers many of which are solid wood, granite worktop with matching splash back, stainless steel sink with mixer tap, inset double stainless-steel oven. Two UPVC double glazed windows to the side and rear gardens, plastered ceiling with strip light, two radiators, doors to built-in storage cupboards, wood herringbone parquet floor and a door to the utility room/second kitchen.



BEDROOM ONE 3.81m (12'6") x 3.58m (11'9")

Built-in wardrobes with clothes rail and storage cupboards over, two UPVC double glazed windows with outlook over the parking area and farmland beyond, plastered ceiling with ceiling light, picture rail, radiator and finished with a carpet.



UTILITY ROOM/SECOND KITCHEN 5.56m (18'3") x 2.44m (8'0")

A triple aspect room with outlook over the gardens with UPVC double glazed windows. Base units with worktop, stainless steel sink with drainer, Glow Worm gas boiler, part tiled walls, tiled floor, UPVC double glazed frosted door opens onto the path, gardens and garage.



BEDROOM TWO 3.73m (12'3") x 3.12m (10'3")

Built-in wardrobes with clothes rail and storage cupboards over, UPVC double glazed window with a pleasant outlook onto the rear garden, a plastered ceiling with centre light, picture rail, radiator and finished with a carpeted floor.



SHOWER ROOM

A modern tiled wet room with electric shower, low level WC and wall mounted sink, radiator, wall mounted heater, plastered ceiling with ceiling light, UPVC double glazed frosted window to the rear.

BEDROOM THREE 2.21m (7'3") x 1.75m (5'9")

UPVC double glazed window with outlook over the rear garden, currently having a belfast style sink with taps, shelving, radiator, ceiling light and finished with a carpet.



SERVICES

Mains drainage, water, electricity and gas.

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.

OUTSIDE

GARAGE 4.88m (16'0") x 3.05m (10'0")

A detached garage with remote control roller door, mezzanine storage area, light and power, and window to the side.

PARKING

Parking in addition to the garage for several vehicles to the front and to the side.

GARDEN SHED

A garden shed in need of repair.

GREENHOUSE

Situated in the rear garden.



GARDEN

The majority of the gardens are to the rear where there is a pleasant lawn with mature plant and shrub borders, raised beds, a greenhouse and a variety of patio areas.

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