



## Mabe Burnthouse

An individual detached bungalow  
Set on a large mature corner plot  
Being sold as a 'chain free' transaction  
In need of some refreshment and redecoration  
Popular location in the village centre  
UPVC double glazing, gas central heating  
Lounge/dining room with stone fireplace  
Kitchen breakfast room and utility room  
Three bedrooms, modern shower room/WC  
40' garage, parking and fabulous gardens

**Guide £395,000**

**ENERGY EFFICIENCY RATING  
BAND D**

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REF: SK7188



An opportunity to acquire this delightful, individual, three bedroomed detached bungalow which is set on a bold mature corner plot in Antron Way in the heart of this popular well served village and within a short walk to all the amenities that Mabe has to offer its residents.

The bungalow was built for our clients in 1966 and comes to the market for the first time ever and is being sold with the benefit of no 'onward chain' allowing potential buyers a chance to conduct a swift purchase.

This lovely home can be described as clean and old fashioned and will need some updating and redecorating internally but this would be perfect for someone looking to create a home to their own taste and requirements.

Current features at the property include gas fired central heating by radiators, UPVC double glazed windows and doors (where stated) and a focal point stone fireplace with gas fire in the lounge plus all fitted floor coverings included in the sale.

The spacious accommodation includes an entrance porch, L-shaped reception hall, a generous L-shaped lounge/dining room with a dual aspect, kitchen, utility porch at the rear, three bedrooms, a modern shower and WC. This lovely home is set on a large corner plot surrounded by beautiful well stocked gardens with plenty of colour and to the rear sits a 40' long garage workshop with parking on the driveway.

The village of Mabe is well served with local amenities, including a convenience store with sub post office and off licence, 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 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.

**An immediate viewing is highly recommended to secure this delightful bungalow.**

**Why not call for an appointment to view today!**

#### **THE ACCOMMODATION COMPRISES:**

A pathway from the gate leads to:

#### **ENTRANCE PORCH 4'10"x3'4"**

with UPVC double glazed front door and matching side panel, quarry tiled flooring, frosted internal door and matching side panels to:



#### **RECEPTION HALL**

L-shaped giving access to all the principal rooms, floor to ceiling louvre doored double airing cupboard with pressurised hot water system, slatted shelving, fitted carpet, radiator, coat hooks, cove cornicing.

#### **LOUNGE 5.44m (17'10") x 3.20m (10'6")**

##### **PLUS DEEP BAY**

A bright dual aspect along with the dining room with deep angular bay and UPVC double glazed windows with vertical blinds and a pleasant outlook over the lovely front gardens and distant sea views. Stained wood window sill, broad double-glazed window to the side aspect with vertical blinds again with fine views over the garden to coast and country. A focal point country stone ranch style fireplace an inset independent gas coal effect fire on a dark slate hearth, one double radiator, ceiling light, two wall lights either side of the fireplace, tv aerial point, cove cornicing, open plan to:



#### **DINING ROOM 4.14m (13'7") x 2.39m (7'10")**

A continued double-glazed window overlooking the side and small double-glazed window to the rear, pine panelled wall, fitted carpet and door to:





**KITCHEN 4.57m (15'0") x 2.87m (9'5") Plus recess 7'x 2'5"**

A spacious kitchen equipped with a range of wall and base units, wrap around granite effect work surfaces, matching island unit with four ringed gas hob and cupboards either side, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, space for tallboy fridge freezer, broom cupboard, double radiator, UPVC double glazed window enjoying a pleasant outlook over the rear garden. Return door to and from the reception hall, double glazed door leading to:



**UTILITY ROOM 2.74m (9'0") x 2.03m (6'8")**

Bright triple aspect double glazed windows and door to outside, double bowl stainless steel sink unit and mixer tap, double cupboards under, plumbing for washing machine, gas central heating boiler, ceramic tile flooring.

**BEDROOM ONE 4.06m (13'4") x 3.05m (10'0") Measured to wardrobe front and plus door recess**

Enjoying a bright dual aspect with double glazed windows overlooking the front gardens and to the side, a range of built in wardrobes and cupboards housing hanging space and shelving, cove corning, fitted carpet, radiator.



**BEDROOM TWO 3.66m (12'0") x 3.20m (10'6")**

Again with bright dual aspect double glazed windows, radiator and fitted carpet.

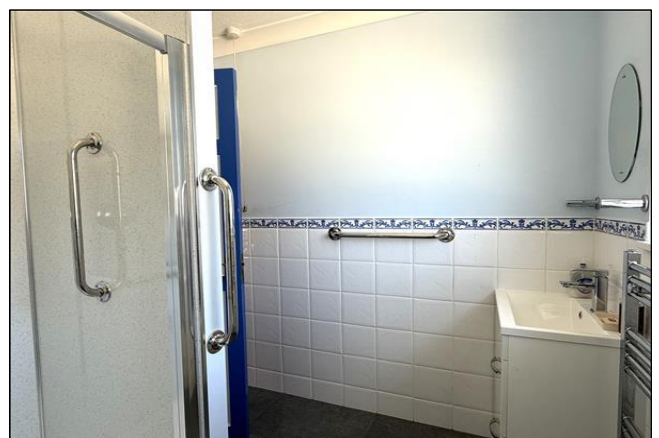


**BEDROOM THREE 3.10m (10'2") x 2.44m (8'0")**

Double glazed window enjoying lovely views over the front garden, radiator, cove corning and fitted carpet.

**SHOWER ROOM 2.44m (8'0") x 2.13m (7'0")**

Remodelled with a white suite comprising a double walk-in shower cubicle, with bathroom panelling, chrome mixer shower, seat, two grab rails and sliding glass screen, low flush WC with stainless steel grab rails either side, chrome ladder style heated towel rail, hand wash basin with contemporary chrome mixer taps set on a high gloss white vanity unit, fitted mirror and glass shelf over, frosted double glazed window, towel rail, vinyl flooring.





## OUTSIDE

### DETACHED GARAGE/WORKSHOP 12.29m (40'4") x 3.61m (11'10")

A huge triple length garage workshop with timber doors to the front, lighting and power, windows, personal door to the side, informally sub-divided with a stud wall, various work benches. The garage is approached by a herringbone brick driveway with off road parking.

### GARDEN

The bungalow is set on a bold corner plot and is surrounded by beautiful well stocked gardens offering plenty of colour and privacy. A gateway opens onto a herringbone brick pathway which leads to the front door. To the right-hand side sit beautifully well stocked flower beds, raised planters and a wraparound lawn which extends to the side and is enclosed by stained wood paling fencing on the far side a raised rockery which has a wide variety of plants and shrubs that screen the driveway. Returning to the front pathway, to the left there is an amazing secret garden which is well screened by a stone enclosed rockery with plants, shrubs, a very productive apple tree and mixed hedging, a small area of lawn which enjoys sun and dappled shade and further flower beds, and tucked away in the corner sits a painted summer house with its own small patio in the front. A gateway leads to the left-hand side of the bungalow and here you will find another sheltered private garden with concrete pathway, lawn, mixed hedging, paved seating area and a painted timber garden shed. The pathway continues to the rear garden that offers gravelled beds laid for easy maintenance, clothes drying area and aluminium framed greenhouse and across the back of the property a pathway, a raised planter, and continued path alongside the garage to the driveway. This garden is ideal for someone with green fingers who enjoys pottering and enjoying a well-stocked garden.



**COUNCIL TAX** BAND D

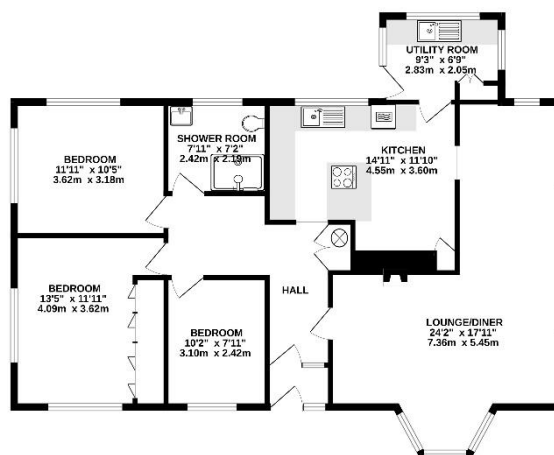
**SERVICES** Mains drainage, water, electricity and gas.

### 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.

### FLOOR PLAN

GROUND FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



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.

