



Mabe Burnthouse

A superb semi-detached bungalow
Set in a favoured village location
Attractive dark red brick elevations
Being sold with the benefit of 'no onward chain'
Gas central heating by radiators
UPVC double glazed windows and doors
Comprehensive fitted kitchen with built-in appliances
Generous open plan lounge/dining room
Two double bedrooms, well appointed bathroom/wc
Mediterranean style rear garden, driveway parking

Guide £285,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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REF: SK7229



We are delighted to offer as our clients sole agents, this superb and very well presented, two bedroom semi-detached bungalow which is set on the outer edge of this favoured Summerheath development near the centre of this well served village of Mabe, having good access by road to the surrounding towns of Penryn, Falmouth, Helston and the cathedral city of Truro.

This delightful bungalow was built by Messrs Wimpey Homes to a popular design in the 1980's and has attractive dark red brick elevations which make the exterior almost maintenance free. Packed with features including gas fired central heating by radiators, UPVC double glazed mahogany finish windows and doors and luxurious fitted carpets and fitted wardrobe cupboards in the main bedroom.

The property offers well planned, extended accommodation including in sequence, a large open plan living/dining room overlooking the front gardens, a modern fitted kitchen in high gloss cream with built-in appliances, an inner hallway, two double bedrooms and a well appointed full bathroom in white.

Outside the bungalow you will see simple lawned gardens with central Cherry Tree and a driveway with tandem parking for two vehicles in tandem. At the rear of the property there are generous, Mediterranean style gardens laid for ease of maintenance and a timber garden shed.

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.

This lovely home is being sold with the benefit of 'no onward chain' and we thoroughly recommend an immediate viewing to secure this fine home.

THE ACCOMMODATION COMPRISES:

Mahogany finish UPVC double glazed front door with frosted privacy panel to:

LIVING/DINING ROOM 5.36m (17'7") x 4.06m (13'4")

A delightfully bright open main reception room with two UPVC double glazed windows (both with roller blinds) overlooking the front garden, two double radiators, quality fitted carpet, two ceiling drop lights, a louvre doored cupboard with consumer box and gas meter, TV aerial point, panelled internal door to inner hallway, archway to:



FITTED KITCHEN 2.64m (8'8") x 2.51m (8'3")

A well fitted quality kitchen in high gloss cream finish with brushed steel handles, wrap around work surfaces and metro tiling over, inset single drainer stainless steel sink unit with a chrome swan neck easy-on mixer tap, Neff five-ring stainless steel gas hob with matching glass and stainless steel cooker hood over, single fan assisted oven under, access to insulated loft space, vinyl flooring, UPVC double glazed window and roller blind overlooking the front aspect, matching double glazed door with frosted privacy panel leading to the gardens.





INNER HALLWAY

Having a deep airing cupboard which houses the Worcester gas central heating boiler (combi), fitted carpet, panelled internal doors leading to the bedrooms and bathroom.

MAIN BEDROOM 3.66m (12'0") x 2.57m (8'5") measured to wardrobe front.

Offering a range of wall-to-wall fitted wardrobe cupboards having full length mirrored sliding doors and concealing hanging space and shelving, radiator, quality fitted carpet, double glazed window enjoying a pleasant outlook over the rear garden.



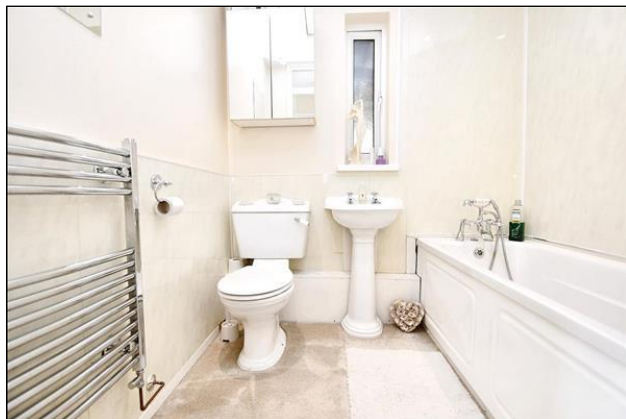
BEDROOM TWO 2.77m (9'1") x 2.59m (8'6")

Again, with a double glazed window overlooking the rear aspect, quality fitted carpet, central ceiling light.



BATHROOM/WC 1.98m (6'6") x 1.68m (5'6")

Well appointed with a white suite comprising; panelled bath, chrome mixer tap and hand shower, chrome mixer shower with conventional and rainfall head, bathroom panel surround, pedestal hand wash basin with chrome hot and cold taps, low flush wc, further bathroom panelling to the side wall, chrome ladder style heated towel rail, recessed frosted double glazed window, fitted mirror, mirrored bathroom cabinet, inset ceiling spotlights, access to insulated loft space, six-panelled internal door.



OUTSIDE

PARKING The bungalow is approached over a driveway with parking for two cars in tandem.

GARDENS

To the right of the driveway there is a simple lawned garden with a Cherry Tree in pride of place and a small gravelled seating area in front of the lounge. At the rear, there are Mediterranean style gardens which have been laid for ease of maintenance and having extensive paved patio and gravelled areas, a covered rear porch, timber garden shed and stone wall rear boundary which has mature evergreen hedging on top.

COUNCIL TAX Band C.

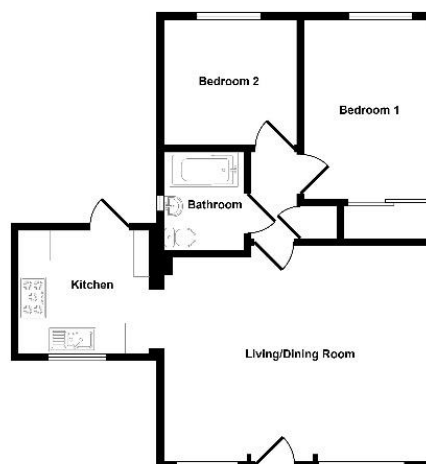
SERVICES Mains drainage, water and electricity.

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.



Approx Gross Internal Area
55 sq m / 588 sq ft



Floorplan

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 580.

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