



Mabe Burnthouse

A link semi-detached bungalow
To be sold with 'no onward chain'
Re-decorated and re-carpeted throughout
Sitting/dining room, fitted kitchen
Generous conservatory
Two bedrooms, bathroom/wc
Garage and driveway parking
Private and enclosed westerly facing rear gardens
Quiet cul-de-sac in a popular village location
Close to local shops and amenities



Guide £310,000 Freehold

ENERGY EFFICIENCY RATING – BAND D

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

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www.kimberleys.co.uk

REF: SK6831



Set at the bottom of a quiet cul-de-sac, this delightful, link semi-detached bungalow is being offered for sale with 'no onward chain'.

The accommodation is of a good size and benefits from being re-carpeted and re-decorated throughout and in brief comprises; fitted kitchen, sitting/dining room, two bedrooms, shower room and very generous conservatory to the rear. The property is set back and offers a small front garden and a fully enclosed private, low maintenance, westerly facing garden to the rear. This bungalow also offers a garage and driveway parking for two cars.

Located within walking distance of the local primary/junior school this property is close to Mabe Community Hall and in the centre of the village, a well regarded convenience store with sub post office, The New Inn public house and hairdressers. Asda superstore is located nearby along with Penryn College and Falmouth University (Tremough Campus).

This property will appeal to those buying their first home, their next home, someone downsizing or as an investment.

THE ACCOMMODATION COMPRISES:

Approached through the front garden a double glazed door with double glazed leaded light effect side panel leads to:

ENTRANCE HALL

Doors leading to kitchen and sitting/dining room, radiator, telephone point, coved and textured ceiling.

FITTED KITCHEN 3.35m (11'0") x 2.26m (7'5")

Double glazed window to the side aspect, double glazed stable door to the side leading out onto the pathway to the rear garden. Fitted with a range of matching base and wall mounted units, roll edge work surfaces to three sides with tiled splash back, inset stainless steel single drainer sink unit with mixer tap, inset four-ring gas hob with electric oven under and extractor over, space for refrigerator/freezer, space and plumbing for washing machine, wall mounted combination boiler, built-in larder cupboard with shelving and housing electric consumer unit, tiled floor.



SITTING/DINING ROOM 4.98m (16'4") x 3.63m (11'11")

Double glazed leaded light window to the front aspect, focal point marble effect fireplace with electrical plug socket and connection for gas if required, two radiators, TV aerial point, door leading through to inner hall.



INNER HALLWAY

Doors to bedrooms and shower room, loft hatch, built-in cupboard with slatted shelving and radiator.

BEDROOM ONE 3.99m (13'1") x 2.72m (8'11") measurements to wardrobe fronts.

Double glazed internal window to the rear and conservatory, radiator, two double built-in wardrobes providing hanging space and shelved storage, TV aerial point, telephone point.



SHOWER ROOM

Opaque double glazed window to the side aspect. A modernised bathroom with matching suite in white to comprise; walk-in double shower cubicle with wall mounted electric shower, pedestal wash hand basin and low-level flush wc, fully tiled walls, towel rail radiator, light with shaver socket, tiled floor.



BEDROOM TWO 3.15m (10'4") x 2.62m (8'7")

Sliding double glazed door to the rear leading into the conservatory, TV aerial point.



CONSERVATORY 5.87m (19'3") x 2.79m (9'2")

A substantial conservatory spanning the width of the property and being double glazed to the sides and the rear under a polycarbonate roof, roof light, double glazed door to the rear leading out onto the garden, radiator.



OUTSIDE

FRONT GARDEN

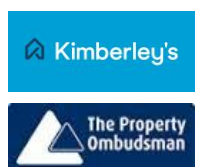
The front garden is laid to shingle with established shrubs and hedging, open fencing, a pathway laid to paving leads to the front door and onto the side gate which in turn leads to the rear garden.



REAR GARDEN

Paving immediately adjacent to the property with a pathway leading to the side of the property and turning to the front, outside water tap. The pathway also leads to a double glazed door giving access to the garage. From the patio steps lead up to the remainder of the garden which is well established and mature. A paved area is ideal for sitting out and enjoying the private and westerly aspect. The remainder of the garden is laid to gravel being well planted with shrubs and flowering plants, space and hardstanding for shed, hedging and fencing to boundary.

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.



GARAGE 5.49m (18'0") x 2.57m (8'5")

A single garage with roller door, eaves storage, light and power, double glazed window and double glazed door to rear leading out onto the garden. In front of the garage is a driveway providing off road parking for two cars.

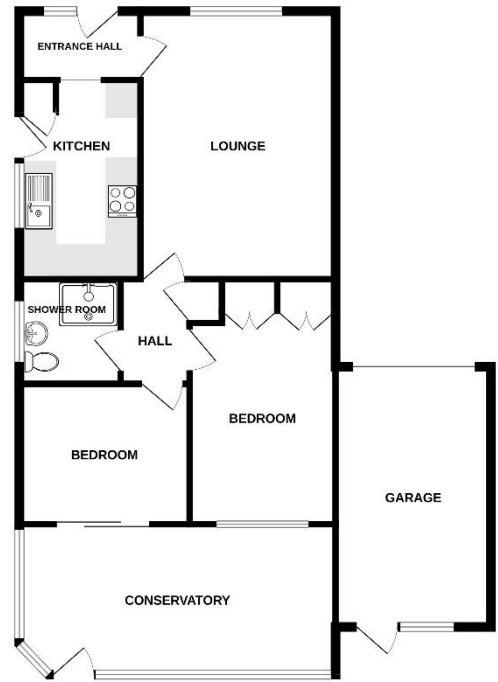
SERVICES All mains services connected.

COUNCIL TAX Band C.

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
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, setbacks, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their operability or efficiency at the time of sale.
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AGENTS NOTE

Please note that the photos of the lounge, conservatory and both bedrooms are computer generated images to include furniture and are for illustrative purposes only.



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