



Mabe Burnthouse

A delightful semi-detached bungalow
Set in a favoured village location
Being sold with a benefit of no onward chain
Attractive dark red brick elevations
Gas central heating by radiators
UPVC double glazed windows, doors and conservatory
Refitted kitchen with built in appliances
Dual aspect open plan lounge/dining area
Two bedrooms, well appointed shower wc
Well tended and stocked gardens, driveway parking



Guide £275,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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

01326 311400
www.kimberleys.co.uk

REF: SK7076



A great opportunity to own this delightful 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 is built by Messrs Wimpey Homes to a popular layout and design in the 1980s 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 windows doors/conservatory, hard wearing wood finished flooring and fitted wardrobe cupboards in both bedrooms.

The well planned accommodation includes in sequence, an entrance hall, open plan living/dining area, a modern recently fitted kitchen in high gloss cream with built in appliances, an inner hallway, remodelled shower/wc, two bedrooms and a conservatory which runs across the back of the property. Outside the bungalow you will see well tended and stocked gardens to the front, a tarmac driveway with parking for two cars if parked sensibly, a side access through a locking gate into a lovely rear garden which has a paved patio, gently sloping lawns and space for a garden shed.

As our clients sole agents, we thoroughly recommend an immediate viewing to secure this fine bungalow.

Why not call for a appointment to view today!

HALLWAY

UPVC double glazed front door with frosted privacy panel to entrance hall, having hard wearing wood flooring, louvre doored cupboard, cove cornicing, wood and glazed internal door leading to the lounge/diner.

LOUNGE/DINER 4.34m (14'3") x 3.53m (11'7")

A delightful main living area which is open plan to the kitchen with recessed double glazed window and roller blind enjoying a pleasant outlook to the front garden, one double and one single radiator, a focal point white moulded fireplace with marble hearth and space for a gas or electric fire, continued hard wearing wood finished floor and TV aerial point, cove cornicing, door to inner hallway, open plan to fitted kitchen.



KITCHEN 3.45m (11'4") x 1.75m (5'9")

A delightful bright dual aspect kitchen which has UPVC double glazed windows overlooking the front and side. This kitchen was recently refitted and equipped with a range matching wall and base units in high gloss cream, wood effect wrap around work surfaces and ceramic tiling over, single drainer stainless steel sink unit with chrome mixer tap, plumbing for washing machine, Lamona electric ceramic hob, stainless steel back plate and cooker hood over, electric double oven set within a housing and concealed refridgerator, space for circular dining table and chairs.



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.



WOOD AND GLAZED INTERNAL DOOR TO INNER HALL

With airing cupboard housing a gas central heating boiler (combi).

BEDROOM ONE 3.86m (12'8") x 2.54m (8'4")

Continued hard wearing wood finish flooring, a fitted wardrobe cupboard with three full length mirrored sliding doors, radiator, double glazed window enjoying views through the conservatory to the garden, radiator, painted and glazed door leading to the conservatory.



BEDROOM TWO 2.74m (9'0") x 2.59m (8'6")

With double fitted wardrobe cupboard, continued hard wearing wood finish flooring, six panelled internal door, double radiator, double glazed french door leading to:



CONSERVATORY 4.95m (16'3") x 1.96m (6'5")

A bright triple aspect room with double glazed floor to ceiling windows, tripolycarbonate roofing, double glazed door to outside.

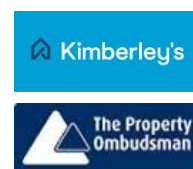


SHOWER ROOM 1.98m (6'6") x 1.68m (5'6")

Luxuriously appointed with white suite comprising large walk in shower area, Respatex panelled walls, chrome mixer shower and glass screening, china hand wash basin with chrome mixer tap set on a high gloss white vanity unit incorporating low flush wc alongside, tiled splash back, access to loft space, vinyl flooring, radiator, mirrored bathroom cabinet, frosted double glazed window, six panelled internal door.



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.

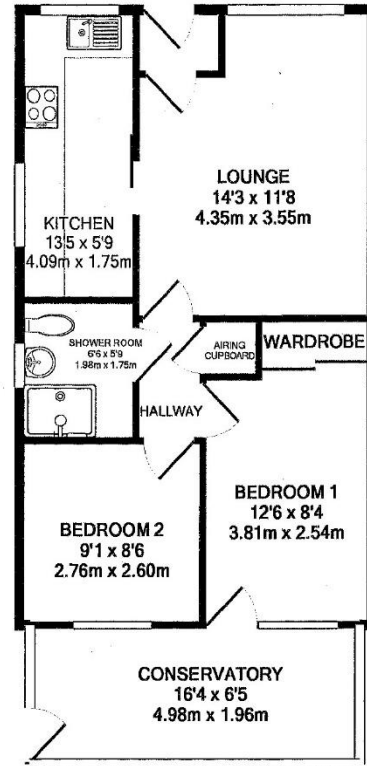


OUTSIDE

The bungalow is approached via a shared tarmacadam driveway which serves this property and the one next door and provides parking for two vehicles in tandem.

GARDENS

The front gardens are well tended and stocked offering level lawns, well stocked flower borders with plants, shrubs and mixed hedging/trees. A side pathway takes you through a secure painted gate into a lovely paved patio area which catches plenty of sunshine throughout the day and in one corner you will see a greenhouse and space for a timber garden shed. The pathway continues to the rear with steps leading down to gently sloping lawns, a central circular gravelled area, well stocked flower borders and mixed hedging along the boundary.



TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017

SERVICES Mains electricity, gas, water and drainage.

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.



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.

