



## Mabe Burnthouse

A delightful semi-detached bungalow  
Set in a favoured residential location  
Refitted kitchen with built in appliances  
Two double bedrooms  
Re-fitted bathroom/wc combined  
UPVC double glazed windows, doors and conservatory  
Gas central heating by radiators  
Enclosed rear garden with driveway and parking  
Close to all local amenities  
Being sold with the benefit of 'no onward chain'



**Guide £275,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND C**

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

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7157



Kimberley's are delighted to present this well presented two bedroomed semi detached bungalow, set in the favoured Summerheath development near the centre of the 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 Wimpy Homes to a popular layout and design in the 1980's. It is packed with features including a large lounge, UPVC double glazed windows, doors and conservatory, two double bedrooms, one with fitted wardrobes and a recently refitted kitchen and bathroom.

The well planned accommodation includes, an entrance hall, living/dining area, a modern recently refitted kitchen in soft grey, inner hallway, shower room/WC, two double bedrooms and a conservatory accessible via bedroom one or from the rear garden.

Outside, to the rear of the property, there is a low maintenance enclosed garden and to the front, there is a driveway with parking for one vehicle and unrestricted on street parking.

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

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

#### **THE ACCOMMODATION COMPRISES**

UPVC double glazed front door with privacy panel leading to:

#### **ENTRANCE PORCH**

With hard wearing flooring, newly fitted half paned glass door leading to:

#### **LOUNGE/DINING AREA 3.56m (11'8") x 4.27m (14'0")**

A fantastic light and bright main living/dining area which has a double glazed window enjoying an outlook to the front, single radiator, tv aerial point and a door leading to:



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

With dual aspect UPVC double glazed windows with vertical blinds overlooking the front and side aspect. Recently refitted with a range of wall and base units in 'on trend' pale blue, with wrap around work surfaces, a single drainer sink unit in grey with chrome mixer tap, space and plumbing for washing machine, integrated dishwasher, space for large fridge/freezer, Bosch induction hob and overhead extractor, laminate flooring.



#### **INNER HALLWAY**

Having an airing cupboard, doors to bedrooms one and two and bathroom.

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**BEDROOM ONE 2.59m (8'6") x 3.73m (12'3")**

With newly fitted carpet, a full length fitted wardrobe, radiator, double glazed window enjoying views over the enclosed rear garden, glazed door leading to conservatory.



**CONSERVATORY 2.18m (7'2") x 2.97m (9'9")**

A bright triple aspect room with double glazed floor to ceiling windows with a tri poly carbonate roofing, double glazed door to the garden.

**BATHROOM 1.98m (6'6") x 1.70m (5'7")**

Accessed via a six panelled door with chrome handles. Luxuriously appointed with a newly fitted suite comprising of a large walk-in shower cubicle with Respatex panelled walls, chrome Gainsborough mixer shower with glass screening, wash hand basin with black mixer taps set into a dark blue vanity unit, low-level flush WC, vinyl flooring, ladder style heated towel rail, frosted double glazed window.



**OUTSIDE**

The bungalow is approached via a tarmac pathway which serves the property and provides one parking space.

**BEDROOM TWO 2.67m (8'9") x 2.59m (8'6")**

Dual aspect with two UPVC double glazed windows overlooking the side and into the conservatory, central ceiling spotlight, newly fitted carpet, white six panelled door with chrome handles.



### GARDEN

To the front there is a paved area with path leading to the front door. To the side there is off road parking facilities for one vehicle and a timber gate giving access to the side and rear. To the side of the property there is a paved and shingle area with a timber garden shed in situ. To the rear there is a low maintenance, enclosed garden laid to shingle providing a delightful space to sit out and enjoy.

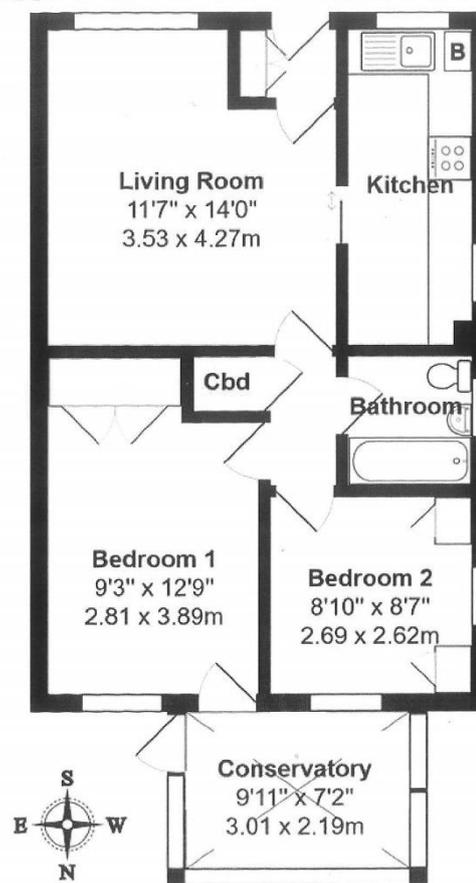


**COUNCIL TAX** BAND C

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

### 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.



Summerheath, Mabe Burnthouse, TR10 9JT

Total Approx Area: 53.8 m<sup>2</sup> ... 579 ft<sup>2</sup>



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