



Mabe

A well presented detached bungalow
Popular residential location
UPVC double glazing, gas central heating
Two good sized bedrooms (potential for a third)
Spacious lounge with patio doors onto gardens
Fully fitted kitchen
Well appointed bathroom/wc combined
Garage and driveway parking
Enclosed rear garden with mature shrubs and trees
Viewing highly recommended

Guide £340,000 Freehold

**ENERGY EFFICIENCY RATING
BAND D**

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REF: SK7218



Kimberley's are delighted to present this superb, two bedroom detached bungalow which is set in a sought after location within the popular village of Mabe Burnthouse, near Penryn.

The property enjoys fine views across the countryside and is very well appointed, offering bright and well proportioned accommodation which enjoys plenty of natural light.

The accommodation in brief comprises; entrance porch, lounge, fitted kitchen, dining area, two double bedrooms, conservatory and a well appointed bathroom/wc combined. Outside the property there is a garage with a roller door and off road parking facilities plus enclosed gardens sporting a wide variety of mature plants and shrubs.

The village of Mabe is well served with a range of local amenities including a convenience store with sub post office and an off licence, village hall, primary school, community centre, The New Inn public house and on the edge of the village, Argal Dam with fishing and an outdoor adventure playground for children and delightful walk beside the reservoir. Falmouth University (Tremough Campus) is within walking distance and there are good transport links by road to the surrounding towns of Penryn, Falmouth and the cathedral city of Truro.

As the vendor sole agents, we highly recommend an early appointment to view.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

UPVC double glazed door with light panel which leads into the entrance hall.

ENTRANCE HALL 0.99m (3'3") x 1.42m (4'8")

With tiled flooring, ceiling light and the gas central heating boiler. (regularly serviced)

LOUNGE 7.01m (23'0") x 3.45m (11'4")

Having a focal point fireplace with marble hearth and backplate, wooden surround and mantle, pendant lights, radiator, fitted carpet, UPVC patio doors leading out onto an enclosed garden, UPVC double glazed window to the front elevation, two panelled glazed doors to the hallway and kitchen.



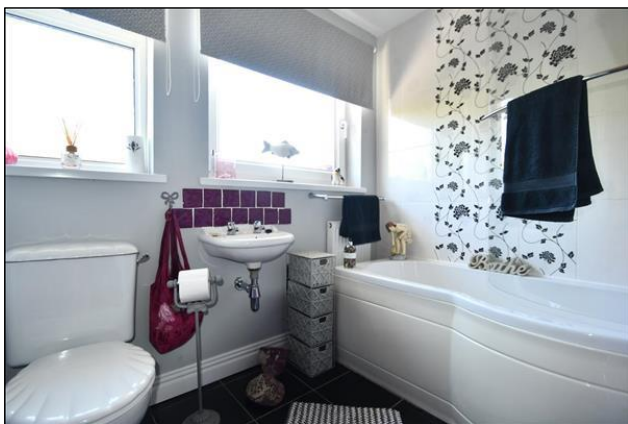
KITCHEN 2.84m (9'4") x 2.08m (6'10")

Fitted with a range of matching wall and base units in gloss white and burgundy with wood effect work surfaces and ceramic tiling over, inset single bowl sink unit with chrome mixer tap, integrated refrigerator and freezer, dual fuel cooker with extractor above, dishwasher, spotlights on stainless steel bar, ceramic tiled flooring, UPVC double glazed window, UPVC double glazed door leading to the rear garden.



BATHROOM 1.73m (5'8") x 2.29m (7'6")

Fitted with a white suite comprising; P-shaped bath with shower over, chrome towel rail, low-level flush wc wash hand basin with hot and cold chrome taps with tiled splash back over, two obscure UPVC double glazed windows with roller blinds, ceramic tiled flooring.



BEDROOM ONE 3.05m (10'0") x 2.84m (9'4")

UPVC double glazed window overlooking the enclosed rear garden, radiator, pendant light, fitted carpet, wood panelled internal door.



BEDROOM TWO 2.72m (8'11") x 4.24m (13'11")

UPVC double glazed window overlooking the enclosed rear garden, radiator, pendant light, fitted carpet, wood panelled internal door.



RECEPTION TWO 2.72m (8'11") x 2.72m (8'11")

Could be used as a third bedroom. Currently used as a snug area with central pendant light, radiator, fitted carpet. archway to:



CONSERVATORY 1.98m (6'6") x 3.86m (12'8")

Of UPVC double glazed construction having windows with roller blinds, doors leading out onto the enclosed rear garden, spotlights.



OUTSIDE

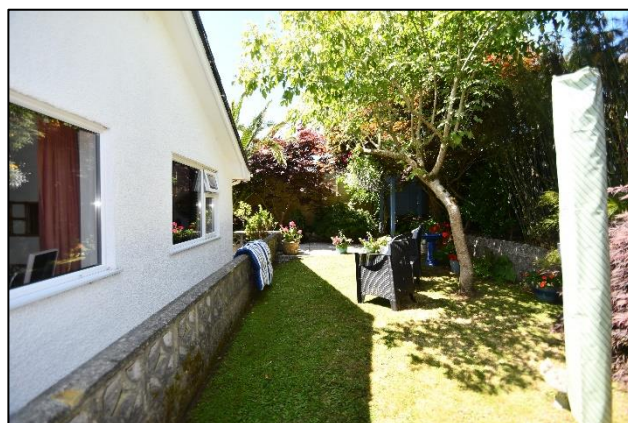
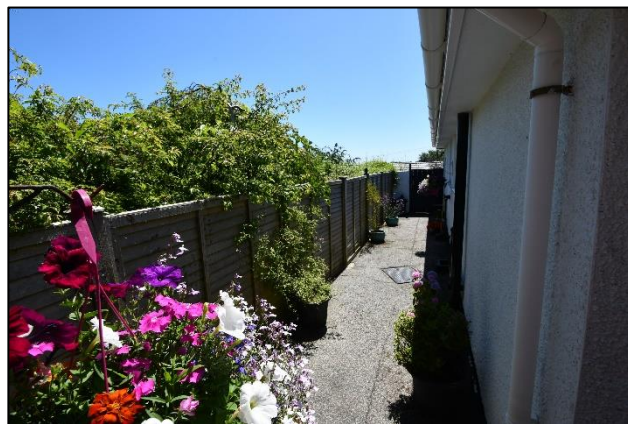
To the front there are lawned gardens with well stocked flowerbeds sporting a wide variety of plants and shrubs and a pathway that leads around the side of the property.

To the rear there are lawned areas, a concrete paved patio area, pergola and well stocked flower borders and plants.



GARAGE

There is a single garage attached to the bungalow with up and over door, light and power. It has plumbing for a washing machine and tumble dryer and accessed via a tarmacadam driveway.



COUNCIL TAX Band C.

SERVICES Mains gas, electricity, 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.



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.

