

**FOR SALE**



**Treliever Road**  
**Guide Price £340,000**

  
**MARTIN&CO**



# Treliever Road

Guide Price £340,000

- REFURBISHMENT OPPORTUNITY
- GORGEOUS DISTANT ESTUARY VIEWS
- LARGE LAWNED GARDEN
- EXTENSIVE DRIVEWAY PARKING
- DETACHED WITH GARAGE

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This spacious two double bedroom detached bungalow has panoramic estuary views to the rear from the large garden and presents a fantastic opportunity to extend and refurbish into a stunning family home subject to planning consents etc.

Located close to the centre of the village of Mabe - Burnthouse, this property would make an ideal family home. Now in need of internal updating, subject to planning permission and building regulations the bungalow would also benefit from a loft conversion to provide further bedroom accommodation and the rear of the property would lend itself to being extended to provide an open-plan kitchen





/ family room space to make the most of the distant yet glorious estuary views.

The property is light and bright, with large picture windows and good ceiling heights. To the front there is a spacious driveway which could provide parking for multiple vehicles. There is also a garage and side access to the rear garden which is a delightful space with a lawn, potting shed, seating areas and enclosed by established shrubberies.

Viewing highly recommended to appreciate the views!

Please note, the property has been tenanted for many years but is intended to be sold vacant at the end of the tenancy.

Mabe – Burnthouse is an established village community adjacent to Penryn and a short drive or bus journey to the larger town of Falmouth which is now a vibrant hub for sporting and cultural pursuits.

The village has a convenience store with sub post office, a highly regarded primary school, the New Inn country pub and the Tremough Campus of Falmouth University is only a short walk away.

The nearby south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails just a stone's throw from Mabe-Burnthouse.

An Asda supermarket and other stores are located just off the nearby Treliever Roundabout and the A39 connects the village to nearby towns such as Truro, Helston and beyond, with a train station close-by in Penryn.

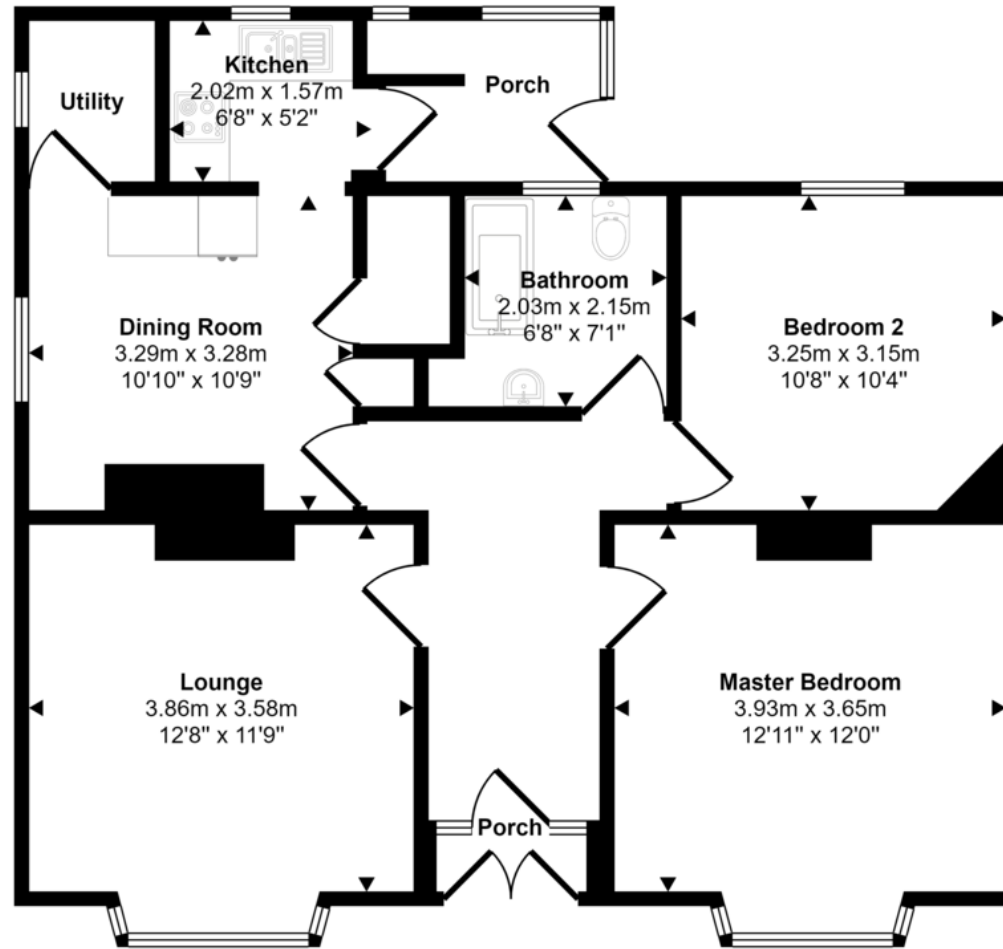
Gas Central Heating

EPC D

Council Tax C



Approx Gross Internal Area  
80 sq m / 862 sq ft



## Martin & Co Falmouth

72 Kimberley Park Road • • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

Floorplan

01326 697696

<http://www.martinco.com>



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