



**47 Kingston Way, Mabe Burnthouse, Penryn, TR10 9FD**  
**£282,500 Freehold**

A 6 year old semi-detached house located on a cul-de-sac in this modern development in Mabe near Falmouth and Penryn. Four bedroom, master en-suite accommodation with generous living spaces, garage, driveway and particularly large level garden. No onward chain.



**REF NO. 11398**

- Semi-detached modern home
- Cul-de-sac location in Mabe, outskirts of Falmouth/Penryn
- Four bedrooms, master en-suite
- Large kitchen/diner with utility room
- Generous living room, downstairs WC
- Garage and driveway parking
- Large, level garden
- No onward chain

### **THE LOCATION**

Kingston Way is an ideal family friendly estate with no-through traffic and cut through pathway nearby linking to the park and school. Mabe is a popular village conveniently located two miles from Penryn and three miles from Falmouth harbour town and seaside. The village has an active community and good everyday amenities including an excellent primary school, village store, sub post office, church and pub. ASDA superstore is nearby and a bus service runs regularly to and from local towns. Falmouth's university for Cornwall is a mile away and Penryn College with its excellent facilities is equally convenient.

### **THE PROPERTY**

Located on a small cul-de-sac within the development is this fantastic semi-detached home. The largest of the designs on Kingston Way and enjoying the rare benefit of an attached garage with parking in front as well as a particularly appealing large, level South facing garden! The accommodation to the ground floor comprises a generous living room, downstairs WC, large fully fitted kitchen/diner with separate utility whilst upstairs are two double bedrooms (master with en-suite), two singles and a family bathroom. All is well presented throughout with lots of natural light, double glazing, gas central heating and plenty of storage. The property further benefits from the remainder of the 10 year NHBC new build warranty.

This is an ideal low maintenance, easy to live in, family home or investment and is available with no onward chain.

### **ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)**



**ENTRANCE HALL 19' 0" x 6' 3" (5.80m x 1.93m)**



**LIVING ROOM 14' 9" x 10' 9" (4.52m x 3.29m)**

**WC 5' 5" x 4' 0" (1.66m x 1.23m)**



**KITCHEN/DINER 17' 7" x 11' 1" (5.36m x 3.38m)**



**UTILITY ROOM 5' 1" x 4' 0" (1.55m x 1.23m)**



**FIRST FLOOR Stairs and landing to...**



**BEDROOM ONE 12' 6" x 10' 4" (3.82m x 3.17m)**

**EN SUITE 6' 7" x 3' 11" (2.03m x 1.21m)**



**BEDROOM TWO 11' 0" x 10' 5" (3.36m x 3.18m)**



**BEDROOM THREE 7' 4" x 6' 11" (2.26m x 2.12m)**





**BEDROOM FOUR** 7' 4" x 6' 95" 6" (2.24m x 2.12m)



**BATHROOM** 6' 8" x 6' 2" (2.04m x 1.90m)

## OUTSIDE



### **GARAGE & PARKING**

Driveway parking for one car in front of a 18' 4" x 10' 2" (5.6m x 3.1m) garage.

### **GARDEN**

Roughly 48' (14.63m) long and 27' (8.23m) wide enclosed and level rear garden.

### **GENERAL INFORMATION**

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

**COUNCIL TAX:** D

**TENURE:** Freehold

**EPC RATING:** B

### **ARE YOU BUYING TO LET?**

Heather and Lay Property Letting is the area's leading property management company with a dedicated team of letting professionals and an established reputation for letting property professionally.

Whether you buy through us or not, if you are thinking of letting and would like advice from one of our team, join 100's of satisfied customers and contact us today - 01326 374850 or [penryn@heather-lay.co.uk](mailto:penryn@heather-lay.co.uk) – they would be delighted to hear from you.

### **ANTI-MONEY LAUNDERING REGULATIONS - Purchasers**

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

### **PROOF OF FINANCE - Purchasers**

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

## **DIRECTIONS**

Approaching Falmouth via the A39 continue straight on at the Treliever Roundabout next to the University. This road head towards the village of Mabe, take the first left on to Kingston Way. Continue down through the development and 47 is located on the first cul-de-sac on the right hand side.

## **FLOOR PLANS to follow**

**VIEWING DETAILS:** Strictly by prior appointment please with Heather & Lay, 3 Church Street, Falmouth Telephone: 01326 319767

If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff will not receive a referral fee.

Heather & Lay Estate Agents give notice that: (1) Although these particulars are produced in good faith they are set out as a general guide only and do not constitute any part of a contract. (2) No persons in our employment has any authority to make or give any representation or warranty in relation to this property. (3) Services, fittings and equipment referred to in these details have not been tested. (4) All negotiations must be carried out through Heather & Lay Estate Agents.