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**Shute Hill,
Mawnan Smith, Falmouth**

**£410,000
Freehold**





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Property Introduction

This three double bedroom link-detached house located on the popular residential development in Mawnan Smith sits opposite the local Primary School. It has well proportioned accommodation with a lounge, separate dining room, kitchen and ground floor cloakroom.

There are three bedrooms to the first floor and a shower room. The property offers a buyer a blank canvas to create a more modern version of the property, since being built it appears the kitchen, heating and cloakroom remain original.

At the rear is an enclosed rear garden with a range of mature shrubs and a garage with an up and over door and a rear double glazed door opening to the garden.

Offered for sale chain free.

Location

Located at the beginning of a popular cul-de-sac in Mawnan Smith, close to the Primary School, this residential development is sought after. The village is located between Falmouth and the Helford River with a thriving community and amenities to include a general store, shop, café, pub and hairdressers.

Nearby are the beautiful Glendurgan and Trebah Gardens which are a must see and various footpaths surrounding Durgan and Helford. The Helford River provides a beautiful setting for keen sailors and water sport enthusiasts.

ACCOMMODATION COMPRISES

Double glazed door leading into:-

ENTRANCE HALLWAY

Radiator. Stairs rising to first floor. Under stairs cupboard. Doors off to:-

LOUNGE 19' 2" x 10' 10" (5.84m x 3.30m) maximum measurements

A generous dual aspect room with a double glazed bay window to the front and a double glazed window to the rear. Two radiators and focusing on a brick fireplace.

DINING ROOM 10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed window, radiator and serving hatch to the kitchen.

KITCHEN 10' 11" x 7' 11" (3.32m x 2.41m)

Range of floor and wall mounted units with worktop over incorporating a sink and drainer. Space for cooker, space for washing machine. Wall mounted oil boiler. Half tiled surround. Double glazed window to rear. Serving hatch to dining room. Radiator. Double glazed door to garden.

CLOAKROOM

Double glazed window. Low level WC, pedestal wash hand basin with tiled splashback and part tiling to walls. Radiator.

FIRST FLOOR LANDING

Double glazed window to rear elevation overlooking the garden. Loft hatch and shelved airing cupboard housing the immersion tank. Doors off to:-

BEDROOM ONE 19' 4" x 11' 0" (5.89m x 3.35m) maximum measurements

A generous triple aspect room with fitted wardrobes and radiator.

BEDROOM TWO 10' 10" x 10' 5" (3.30m x 3.17m)

Double glazed window and radiator.

BEDROOM THREE 11' 0" x 8' 0" (3.35m x 2.44m)

Double glazed window and radiator.

SHOWER ROOM

Obscured double glazed window. Walk-in shower cubicle with mains water shower, pedestal wash hand basin and low level WC. Tiled walls. Extractor fan. Heated towel rail and mirrored cabinet.

OUTSIDE FRONT

Pathway and steps with hand rail leading to the double glazed front door. To either side of the pathway are a range of mature shrubs and to the one side beyond this is the driveway which provides off-road parking.

SINGLE GARAGE 16' 7" x 8' 0" (5.05m x 2.44m)

Up and over door. Double glazed pedestrian door to rear opening to the garden.

REAR GARDEN

The rear garden is enclosed with fencing and a range of mature shrubs. Steps lead down from the kitchen with a handrail towards the rear of the garage where the oil tank is situated.

SERVICES

Mains electric, mains water, mains drainage and oil heating.

AGENT'S NOTE

The Council Tax band is band 'E'.

DIRECTIONS

Driving through the village of Mawnan Smith, you will pass a shop on the right hand side and The Red Lion Public House on the left hand side, continue up Grove Hill for approximately a quarter of a mile. Shute Hill is on left hand side and the property is also on the left, not far into the close, opposite the school. If using What3words:- rigs.exotic.thinking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Sought after village location
- Link-detached house with enclosed garden
- Two reception rooms
- Three double bedrooms
- Shower room and ground floor cloakroom
- Garage and driveway
- Close to Primary School and village amenities
- Scope to improve and update
- Offered for sale chain free
- Popular residential development



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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