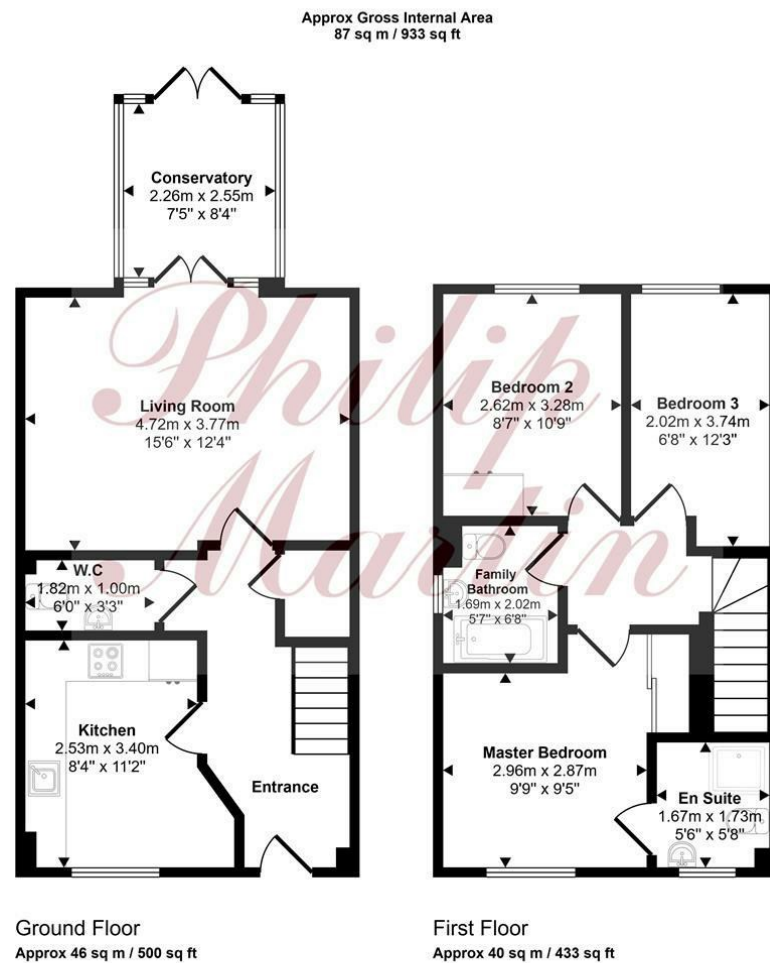


KINGSTON WAY, MABE BURNTHOUSE, PENRYN

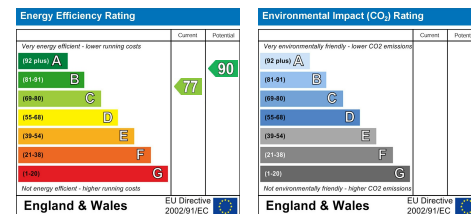


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- THREE BEDROOM
- MODERN HOME
- CLOSE TO UNIVERSITY CAMPUS
- CONSERVATORY
- VACANT POSSESSION
- SEMI DETACHED
- ALLOCATED PARKING FOR TWO CARS
- GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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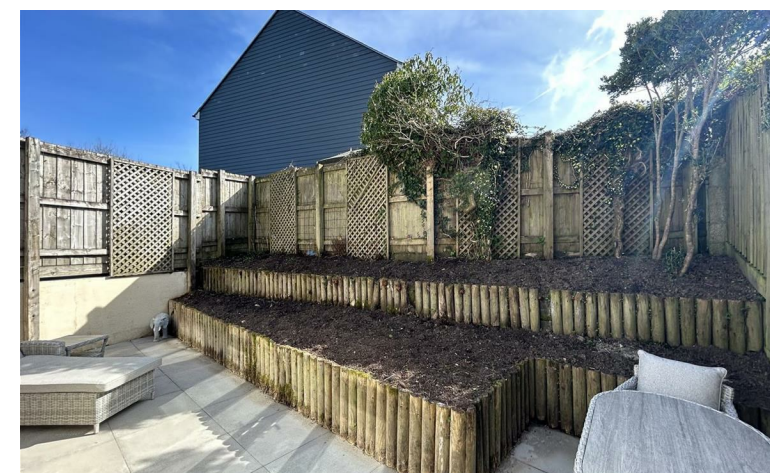
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66 KINGSTON WAY, MABE BURNTHOUSE, PENRYN, TR10 9FD

THREE BEDROOM SEMI DETACHED MODERN HOUSE

66 Kingston Way is a modern semi detached property conveniently located near the university campus. The property was built ten years ago and has recently had a new boiler installed, re-carpeted and painted throughout. In all, the accommodation comprises:- entrance, kitchen, W.C., living room and conservatory on the ground floor. To the first floor there are three bedrooms (master en suite) and the family bathroom. Externally there is designated parking for two cars and rear garden. Offered with no onward chain and vacant possession.

EPC C / TENURE FREEHOLD / CORNWALL COUNCIL TAX BAND C

GUIDE PRICE £315,000

THE PROPERTY

66 Kingston Way is a modern semi detached property conveniently located near the university campus. The property was built ten years ago and was formerly the Taylor Wimpey show home. Most recently, the property has had new carpets fitted, new boiler and repainted throughout. The property is very well presented and is light and airy throughout.

In all, the accommodation comprises:- entrance, kitchen, W.C, living room and conservatory on the ground floor. To the first floor there are three bedrooms (master en suite) and the family bathroom. Externally there is designated parking for two cars and rear garden. Offered with no onward chain and vacant possession.

PENRYN

Penryn is a historic town and former port located at the head of Penryn river with narrow streets and quaint cottages whilst there are everyday shopping needs, primary and secondary schools, a doctors surgery and a good range of local restaurants and public houses.

FALMOUTH

The historic port of Falmouth has undergone major redevelopment in recent years with huge investment and is now thriving. The town has an excellent range of everyday facilities including banks, building societies, restaurants, schools and colleges as well as a branch railway line providing regular access to Truro. The harbour and beaches are significant attractions of the town and since 2003 Falmouth has also been home to the National Maritime Museum. For sailing enthusiasts there is direct access to Carrick Roads and the River Fal and several yacht marinas close by. It also has its own university with a campus at Woodlane and Tremough.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.



IN G DETAIL

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR:-

ENTRANCE

4'1" x 14'9" (1.27 x 4.52)

Tiled floor. Radiator. Stairs to first floor. Doors to:-

KITCHEN

8'3" x 11'1" (2.53 x 3.40)

Window to front. A range of base and eye level cupboards with worktop over. Integrated dishwasher, washing machine, fridge freezer, hob and oven. Radiator. Cupboard housing new boiler (fitted February 2025).

W.C

5'11" x 3'3" (1.82 x 1.00)

Hand wash basin. W.C. Half tiled walls. Tiled flooring. Radiator.

STORAGE CUPBOARD

Under stairs storage cupboard. Electric consumer unit.

LIVING ROOM

15'5" x 12'4" (4.72 x 3.77)

Double glazed uPVC doors open into the conservatory. Radiator.

CONSERVATORY

7'4" x 8'4" (2.26 x 2.55)

Tiled flooring. Double doors out to rear garden.

FIRST FLOOR:-

LANDING

Loft access. Doors to:-



MASTER BEDROOM

9'8" x 9'4" (2.96 x 2.87)

Window to front. Radiator. Fitted wardrobe. Door to:-

EN SUITE

5'5" x 5'8" (1.67 x 1.73)

Hand wash basin. W.C. Wall mounted mirror. Heated towel rail. Shower cubicle. Electric wall mounted shower.

FAMILY BATHROOM

5'6" x 6'7" (1.69 x 2.02)

Bath with shower over. Hand wash basin. W.C. Heated towel rail. Tiled walls. Obscured window to side. Extractor fan.

BEDROOM TWO

8'7" x 10'9" (2.62 x 3.28)

Window to rear. Radiator. Fitted wardrobe with sliding mirror doors.

BEDROOM THREE

6'7" x 12'3" (2.02 x 3.74)

Window to rear. Radiator.

OUTSIDE

To the front of the property there is an area laid to lawn enclosed by walling.

Low maintenance rear patio garden with raised flower beds and paved steps leading to pedestrian gate.

Two allocated parking spaces to the side of the property and access into the rear garden.

SERVICES

Mains electricity, water, gas and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

TENURE

Freehold.

COUNCIL TAX

Cornwall Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Current - 77C

Potential - 90B

DIRECTIONS

From Truro, head towards Falmouth along the A39 and take the second exit at Treluswell Roundabout. At Treliever roundabout take the second exit on to Treliever Road and then turn left onto Kingston Way and the property can be located on the right hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

SERVICES CHARGE

Managed by First Port and there is an annual charge that can be paid monthly or annually.