



## Mabe

A spacious semi-detached house  
Set in the heart of this popular village  
Sold with the benefit of 'no onward chain'  
Dual aspect sitting room  
Fitted kitchen and utility room  
Three good sized bedroom, bathroom & separate wc  
Generous gardens and parking for several vehicles  
In need of some cosmetic refreshment  
Subject to a Section 157 residency & work requirements  
New roof and gutters fitted in March 2021



**Guide £235,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7014



Kimberley's are delighted to offer as our clients sole agents, this three bedroom, semi-detached house which is set within a cul-de-sac location in the hearth of the popular village of Mabe and within walking distance to all local amenities the village has to offer.

Suitable for a local first time buyer or for someone downsizing from a larger home, this property is subject to a 157 restriction. Therefore, prospective purchasers should note a future owner of this property must accord with a council planning restriction which states purchasers must have lived, or worked, in the county of Cornwall for the last three years.

The property which has low maintenance pebble dashed elevations has accommodation in brief comprising; an entrance hall, downstairs wc, lounge, kitchen, utility room, three double bedrooms and a shower room/wc combined. Outside, the property is set on a good sized plot and has enclosed front gardens with parking facilities and to the rear, enclosed gardens with far reaching views and the benefit of a outbuilding for storage.

The popular village of Mabe has the benefit of a convenience store with sub post office, hairdressers and The New Inn public house, a community hall and infant/junior school. Falmouth University (Tremough Campus) is on the outskirts of the village. Just a short drive away is the historic market town of Penryn and the harbourside town of Falmouth.

**We highly recommend an early appointment to view.**

**Call now for your personal viewing!**

#### **THE ACCOMMODATION COMPRISES:**

The front is accessed via the parking area which in turn leads to steps and a wrought iron gate that leads to a concrete pathway bisecting and area laid to lawn to the left and an area of slabbed paving to the right. Concrete steps to a tiled storm porch leads to the multi-paned half glazed door leading to entrance hall.

#### **ENTRANCE HALL**

With carpet and access to:

#### **WC**

Opaque window, ceiling pendant light, pull cord for light, low-level flush wc.

#### **SITTING ROOM 4.67m (15'4") x 3.15m (10'4") into recesses either side of the fire breast.**

A dual aspect room with windows overlooking the front and rear, central ceiling light, a feature tiled fireplace with inset fire (services annually), radiator, telephone point, fitted carpet.



#### **KITCHEN 3.76m (12'4") x 3.66m (12'0") Of an irregular shape.**

Window overlooking the rear garden. Fitted with a range of matching wall and base units with roll top work surfaces, single drainer stainless steel sink unit with separate hot and cold taps, splash back tiling, strip light, radiator, carpet, full height larder cupboard, under stairs storage cupboard, tiled hearth and wall with electric fire atop (professionally hard wired), multi-paned glazed door.





**UTILITY ROOM 2.79m (9'2") x 1.32m (4'4")**

Opaque window. Fitted unit with melamine worktop, space for cooker and washing machine, fully tiled walls, carpet tiles, central pendant light. Electric meters in housing, opaque multi-paned internal door.



**STAIRS LEADING TO FIRST FLOOR LANDING**

With window overlooking the rear enclosed garden, radiator.

**BEDROOM ONE 3.53m (11'7") x 2.67m (8'9")**

With double glazed window overlooking the front garden, radiator, carpet, central ceiling light, full length fitted wardrobes with central mirror housing the Worcester boiler fitted in 2016 and regularly serviced under the Blue Flame gold maintenance scheme.



**BEDROOM TWO 3.20m (10'6") x 3.15m (10'4") into recesses either side of the fire breast.**

With double glazed window overlooking the front garden, radiator, carpet, central ceiling light.



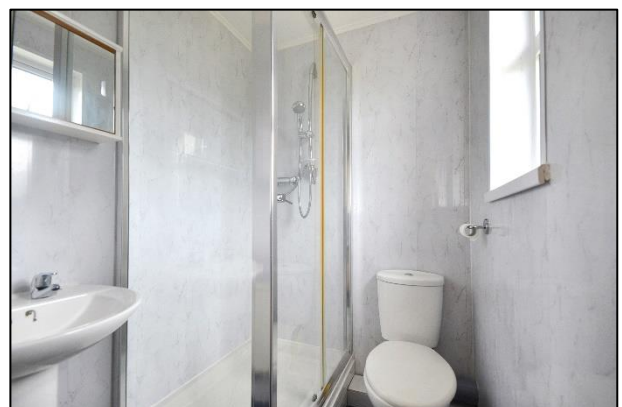
**BEDROOM THREE 3.25m (10'8") x 1.96m (6'5")**

With double glazed window overlooking the rear garden with far reaching views across countryside, fitted carpet, pendant light.



**SHOWER ROOM 2.18m (7'2") x 1.40m (4'7")**

Opaque window. Fitted with a white suite comprising; low-level flush wc, pedestal wash hand basin with separate hot and cold taps with mirrored bathroom cabinet above, double shower cubicle with mixer shower, Respatex panelling and glass shower screen, radiator, extractor fan.



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.



## OUTSIDE

To the front, there is off road parking with steps leading through a wrought iron gate and the front pathway which bisects an area of lawn leading to the front door. To the rear, there are delightful lawned gardens with paths and the benefit of an outbuilding with light and power. The whole is enclosed by brick walling and mature shrubs and trees. There is also a coal bunker and the benefit of a greenhouse.

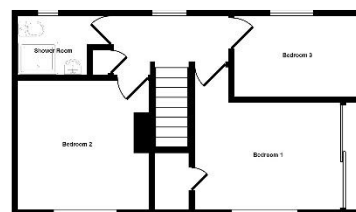


## View over countryside to the rear



Ground Floor  
Approx 40 sq m / 433 sq ft

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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.



First Floor  
Approx 40 sq m / 434 sq ft

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**COUNCIL TAX** Band B.

**SERVICES** All mains services are connected.

### AGENTS NOTE

The property is subject to a Section 157 restriction.

### 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.

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