



## Mabe Burnthouse

Delightful semi detached bungalow  
Set in a favoured village location  
Two bedrooms & well appointed bathroom  
Good sized lounge  
Fitted kitchen with integrated appliances  
Conservatory overlooking the gardens  
UPVC double windows and doors, gas central heating  
Driveway parking for several vehicles  
Detached garage  
Front and rear enclosed gardens with a good degree of privacy

**Guide £310,000** Freehold

**ENERGY EFFICIENCY RATING BAND C**

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REF: SK7082



An ideal opportunity to own this delightful and very well presented two bedroom semi detached bungalow, which is set on the outer edge of the favoured and well served village of Mabe.

Mabe is a popular village which offers a wide range of facilities including an excellent convenience store with sub post office and off license, the New Inn public house, a highly regarded primary/junior school and a thriving community centre. Falmouth University (Tremough Campus) and Asda superstore are within walking distance.

This bungalow is low maintenance, packed with features including gas fired central heating by radiators, UPVC double glazed windows, doors and conservatory, fitted wardrobes in principal bedroom. Well planned accommodation includes entrance hall, fitted kitchen and conservatory, two bedrooms, lounge and bathroom.

Outside the bungalow has pleasant mature gardens and a generous driveway which offers off road parking for several vehicles with a detached garage to the rear. A gate leads you into the rear garden, mainly laid to lawn with patio area and bordered with mature shrubs, offering a good degree of privacy.

**As our clients' sole agent, we thoroughly recommend an early viewing to secure this fine bungalow.**

**Why not call to arrange your personal viewing today!**

### **ACCOMMODATION COMPRISES**

The property is approached by the drive, whereby you will find the front door to the side aspect.

#### **ENTRANCE HALL**

UPVC double glazed door with frosted privacy panel to entrance hall, useful storage cupboard, fitted carpet, access to loft space, radiator. Panelled internal door to

#### **KITCHEN 2.72m (8'11") x 2.59m (8'6")**

Fitted with a range of matching wall and base units with chrome handles, black work surface to three sides, part tiled walls, inset stainless steel one and a half bowl sink drainer and chrome mixer tap, inset Valour oven and gas hob with extractor fan over, integrated fridge/freezer, integrated dishwasher and washing machine, useful pantry cupboard, Valiant combination gas boiler, central track spotlights, vinyl flooring. UPVC double glazed window and door leading into the conservatory that offers a pleasant outlook to the rear garden.



#### **CONSERVATORY 1.90m (6'3") x 5.38m (17'8")**

UPVC double glazed windows and door overlooking and providing access to the delightful landscaped rear garden, vertical blinds, vinyl flooring.



#### **LOUNGE 3.05m (10'0") x 4.75m (15'7")**

UPVC double glazed window overlooking the conservatory and gardens, fireplace with electric fire (not tested), fitted carpet, two radiators, central ceiling light.



### **BEDROOM ONE 3.05m (10'0") x 3.73m (12'3")**

**Measured to walls.**

UPVC double glazed window overlooking the front aspect, wooden panel door, vertical blinds, fitted carpet, fully fitted wardrobes, radiator, central ceiling light.



### **BEDROOM TWO 2.49m (8'2") x 2.26m (7'5")**

UPVC double glazed window overlooking the front aspect, vertical blinds, fitted carpet, radiator, central ceiling light.



### **BATHROOM 2.06m (6'9") x 1.65m (5'5")**

Well appointed white suite with panelled enclosed bath, Gainsborough overhead shower, glass shower screen, pedestal wash hand basin, low level flush wc, fully tiled walls, chrome towel rail, central ceiling light, UPVC double glazed opaque window.

### **OUTSIDE**

To the front there is a gentle sloping driveway providing off road parking with an area laid to lawn, bordered by well established hedging. A gate leads you into the landscaped rear garden, with patio area, further lawned area, greenhouse, bordered by fencing and a variety of shrubs and hedging that offer a good degree of privacy.



### **GARAGE**

To the end of the driveway sits a detached garage with up and over door, UPVC window to the rear, power and lighting and an external water tap.



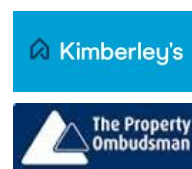
**SERVICES** Mains drainage, water, electricity and gas.

**COUNCIL TAX** Band B.

### **MONEY LAUNDERING**

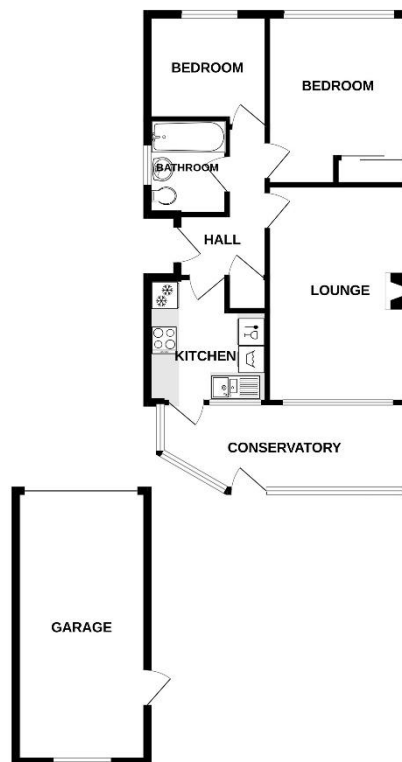
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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