



Mabe

A modern end terraced home
Popular village location
Close to the University and amenities
Gas central heating, double glazing
Modern fitted kitchen with appliances
South facing lounge overlooking gardens
Three bedrooms (one en-suite), family bathroom
Ground floor cloakroom
Recently redecorated throughout
Own allocated parking space

Guide £310,000 Freehold

**ENERGY EFFICIENCY RATING
BAND C**

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

We are delighted to offer as our clients sole agents, this well presented modern, three bedroom end terraced home which is set in the heart of this popular development which is within walking distance of the village centre and school and just across the top of the by-pass, Falmouth University (Tremough Campus).

This popular 'Flatford' design was built by Messrs Taylor Wimpey in 2014 to NHBC standards of the day and is sold with the remainder of the 10 year guarantee in place. The house is packed with features including UPVC double glazed windows and doors, gas central heating by radiators, a fitted kitchen with a comprehensive range of electrical appliances and all fitted floor coverings included in the sale.

Mabe is a well served village set close to the adjoining town of Penryn and having easy access by road along the A394 to Helston in the West, Falmouth in the East and further afield the cathedral city of Truro. There is a branch line station at Penryn which connects Falmouth Docks to Truro and this has proved a popular link with locals and students. At the centre of the village there is a comprehensive convenience store with sub post office, the W.I. hall, hairdressers, recently refurbished public house which is under new management, a highly regarded school and adjacent community centre with children's playground.

An early viewing is essential to avoid disappointment.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES:

DOUBLE GLAZED FRONT DOOR TO:

RECEPTION HALL

With mat well, under stairs storage cupboard, radiator, staircase to first floor, ceiling spotlight, wall mounted consumer unit, access to principal rooms.

KITCHEN/DINING ROOM 3.45m (11'4") x 3.12m (10'3") being a maximum measurement and of an irregular shape.

Well equipped with a range of matching wall and base units with brushed chrome handles and wood block effect roll top work surfaces and metro tiling over, single drainer stainless steel sink unit with mixer taps, built-in Zanussi stainless steel gas hob, matching hood extractor hood over, double oven under, further built-in appliances including integrated dishwasher, refrigerator, freezer, washing machine, double radiator, cupboard housing Ideal gas central heating boiler (combi), double glazed window overlooking the front garden, Venetian blind, vinyl flooring, space for table and chairs, panelled internal door.



SEPARATE CLOAKROOM

With a white suite comprising panelled bath with chrome hot and cold taps and tiled splash back, low flush wc, extractor fan, panelled internal door.

LOUNGE 4.72m (15'6") x 3.73m (12'3")

A lovely bright South facing reception room which enjoys a pleasant outlook through double glazed French doors with matching side panels to the garden, views to countryside in the distance, TV aerial point, concealed double radiator, panelled internal door, ceiling pendant light.



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.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING

Access to insulated loft space, radiator, panelled doors leading to all rooms.

MASTER BEDROOM 2.97m (9'9") x 2.87m (9'5") plus door recess.

With double fitted wardrobe cupboards having full length mirrored sliding doors and housing hanging space and shelving, recessed double glazed window enjoying a pleasant outlook to the front aspect, panelled internal door, radiator, second door to:



EN-SUITE SHOWER ROOM 1.75m (5'9") x 1.68m (5'6")

Luxuriously appointed with a white suite comprising fully tiled shower cubicle, thermostatically controlled electric shower and screening, radiator, pedestal wash basin with chrome hot and cold taps, recessed frosted double glazed window, extractor fan, vinyl flooring.



BEDROOM TWO 3.30m (10'10") x 2.69m (8'10")

Having a double glazed window enjoying a pleasant outlook over the rear garden and enjoying views to the countryside in the distance, radiator, panelled internal door.



BEDROOM THREE 3.73m (12'3") x 2.01m (6'7")

Recessed double glazed window enjoying a Southerly aspect over the rear gardens and enjoying views to countryside in the distance, radiator, panelled internal door.



FAMILY BATHROOM 2.06m (6'9") x 1.70m (5'7")

With white suite comprising handled and panelled bath, chrome hot and cold taps, half tiled surrounds over, pedestal wash basin with chrome hot and cold taps and tiled splash back, fitted mirror and shelf over, chrome heated towel rail, radiator, low flush wc, panelled internal door.

OUTSIDE

At the rear of the property there is a patio garden which enjoys a fabulous sunny aspect and offer and full width coloured slate patio area and steps down to a gravelled area where you will find a timber garden shed and pedestrian access to a rear service pathway.

PARKING

There is an allocated parking space which is being sold with the property.

SERVICES Mains water, electricity, gas and drainage.

COUNCIL TAX Band C.

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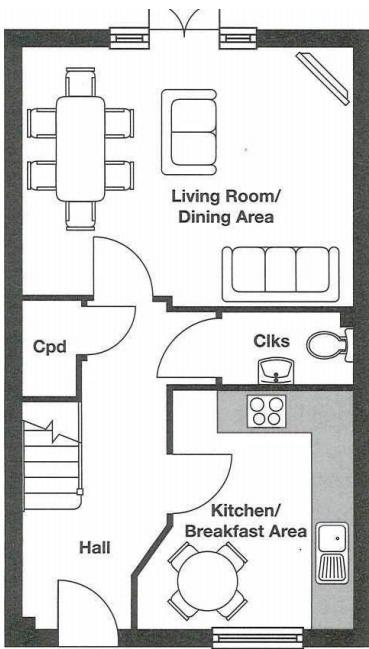


DIRECTIONS

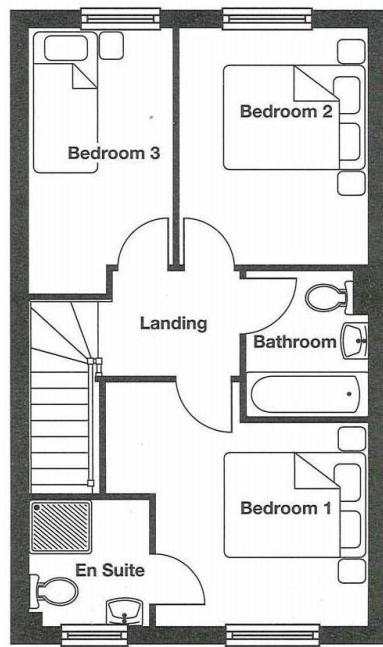
From our office proceed up Killigrew Street turning right into Brook Street then left into Kimberley Park Road. At the traffic lights go straight across through Trescobeas Road to the new roundabout at Union Corner. Turn right and proceed to the roundabout at the top of the Penryn by-pass and follow the road down to the roundabout by the Asda superstore. Go straight across and proceed all the way, over the brow of the hill and when you reach the roundabout take the first left into Treliwer Road then left again into the development. Follow the road around to the right whereupon the property can be found almost at the far end on the right hand side.

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.



Ground Floor



First Floor

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