Laskowski &Co



4 Summerheath, Mabe Burnthouse, Penryn, TR10 9JT

£215,000

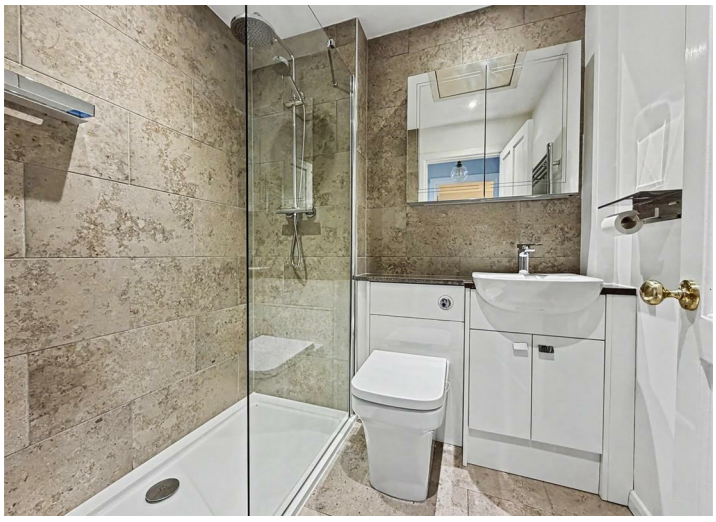
Just refurbished and freshly decorated, this deceptive 2 bedroom bungalow has been extended, with a large sun lounge/conservatory at the rear, and is located in a quiet, cul-de-sac location within a few minutes' walk of the village centre. The property features gas central heating, double glazing and boasts 2 off-road parking spaces. In all, a beautifully presented property ready for immediate occupancy - chain free.

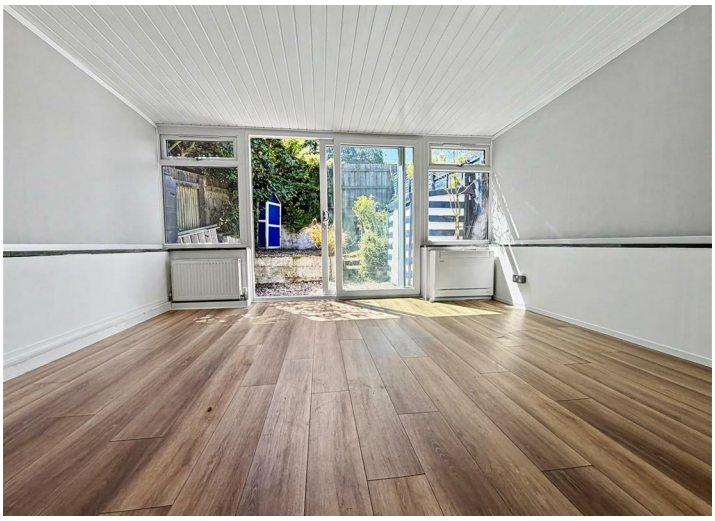
Key Features

- Extended 2 bedroom bungalow freshly decorated in neutral tones
- Attractive modern fitted kitchen
- Original living room and added sun room/conservatory
- 2 off-road parking spaces
- Gas central heating and double glazing
- Beautifully reappointed shower room
- Private enclosed rear garden
- EPC rating C











THE ACCOMMODATION COMPRISES

A broad red-brick driveway to the front provides off-road parking for two vehicles and leads to four steps giving access to the enclosed front patio and entrance. uPVC entrance door with two double glazed panels to:-

ENTRANCE HALL
Recessed fitted doormat, cupboard housing electric and gas meters. Multi pane door providing access to:-

LIVING ROOM
Double glazed window to the front, radiator with cover. TV aerial socket and telephone point. Sliding door to:-

KITCHEN
Fitted with a a range of wall mounted and matching base units, with a large area of worksurface over. Inset single drainer sink unit with mixer tap. Inset four-ring gas hob with electric fan assisted oven under and extractor over. Integral washer/dryer, dishwasher and fridge/freezer. Wall mounted gas combination boiler. Double glazed window to the front.

SHOWER ROOM
Beautifully reappointed with contemporary fitted white three-piece suite comprising an expansive walk-in shower cubicle with two showerheads, concealed low level WC and vanity unit with inset wash hand basin, mixer tap and mirrored cabinet over. Wall mounted ladder-style heated towel rail, recessed ceiling spotlight, extractor fan. A most attractive room, finished with porcelain floor and wall tiling.

BEDROOM ONE
Double glazed sliding patio doors providing access into the sun lounge/conservatory, radiator with cover.

BEDROOM TWO
Double glazed window to the rear with borrowed light from the sun lounge/conservatory, radiator.

SUN LOUNGE/CONSERVATORY
A spacious extension, spanning the width of the rear of the property, with two windows and sliding patio doors overlooking and providing access onto the rear garden. Radiator, air conditioning unit.

THE EXTERIOR

REAR GARDEN
An enclosed, sheltered and extremely private, small cottage-style garden, bordered by fencing on all sides. Gravelled seating area with shallow steps rising to a slightly raised garden, with borders containing a pretty range of plants and shrubs, a raised herb garden with fennel, sage and even an established kiwi plant! Included in the sale is a useful timber storage shed and an attractive beach-style tool shed.

FRONT
A red-brick paved driveway provides off-road parking for at least two vehicles, surrounded by pretty planted borders containing a range of established plants and shrubs, including hebe, lily and a range of heathers. Four steps rise to a small raised patio, enclosed by attractive wrought iron railings.

GENERAL INFORMATION

SERVICES
Mains water, electricity, gas and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX
Band B - Cornwall Council.

TENURE
Freehold.

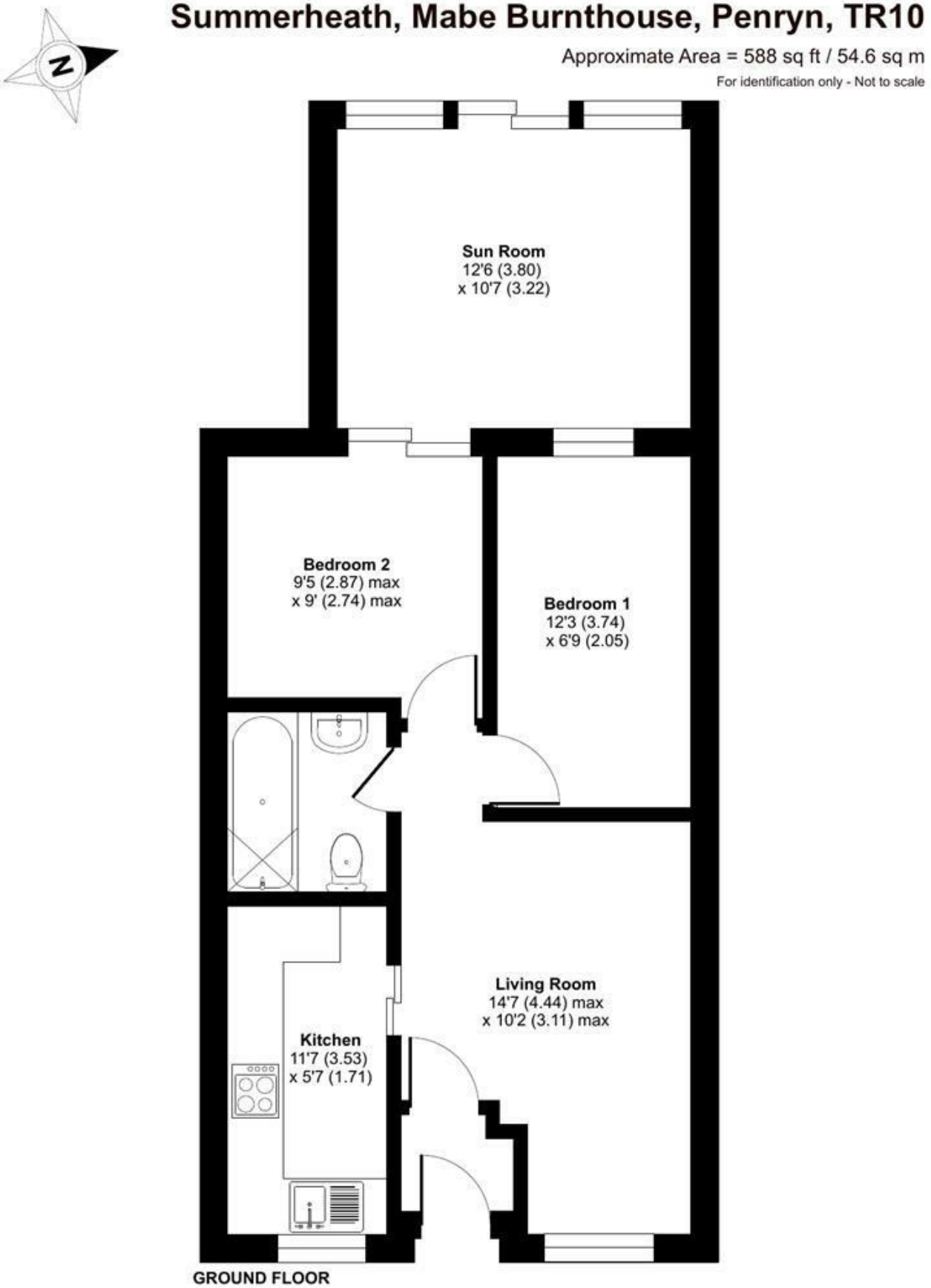
VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Floor Plan

Summerheath, Mabe Burnthouse, Penryn, TR10

Approximate Area = 588 sq ft / 54.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Laskowski & Company. REF: 1488838