



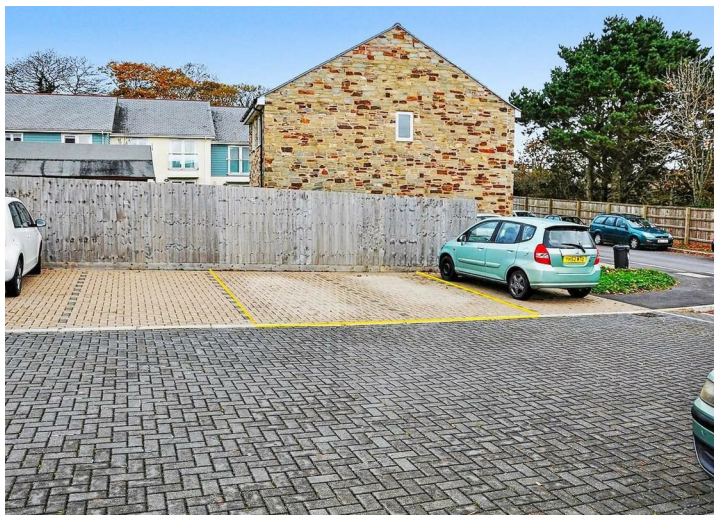
29 Kingston Way, Mabe Burnthouse, Penryn, TR10 9FD

Guide Price £230,000

A semi detached 2 bedroom modern home located within popular Kingston Way on the edge of the village of Mabe. The property offers an enclosed south-facing garden and allocated parking for 2 cars. The accommodation comprises, on the ground floor: entrance hallway, open-plan living room/kitchen with French doors onto the garden, and cloakroom/WC. On the first floor are 2 double bedrooms and a family bathroom. Kingston Way is located close to Mabe primary school and a short distance from the village amenities which include a store/post office and popular public house. An ideal first time buy or investment opportunity.

Key Features

- 2 double bedroom modern semi-detached home
- Open-plan living space
- Allocated parking for 2 cars
- No onward chain
- Popular development on the edge of Mabe
- Enclosed south-facing garden
- Gas central heating and double glazing
- EPC rating C



THE ACCOMMODATION COMPRISES

Composite obscure glazed front door to the:-

ENTRANCE HALLWAY

Door to cloakroom/WC, large storage cupboard housing Worcester gas combination boiler, wall mounted consumer unit. Space for condensing tumble dryer. Open through to the:-

OPEN-PLAN LIVING ROOM

This open-plan living space comprises a fitted kitchen, living and dining area, with stairs rising to the first floor.

KITCHEN AREA

A fitted kitchen with a range of eye and waist level units, granite-effect worktop with inset stainless steel sink/drainage unit incorporating a mixer tap, built-in four-ring gas hob with electric oven, tiled splashback and extractor. Space for fridge/freezer. Vinyl flooring. Ceiling light.

LIVING/DINING AREA

With space for comfortable seating and a dining table. uPVC double glazed French doors with windows to both sides opening onto the enclosed rear garden. Ceiling light, radiator.

CLOAKROOM/WC

Dual flush WC, pedestal wash hand basin with tiled splashback, vinyl flooring, radiator, coat rail, obscure double glazed window to front aspect.

FIRST FLOOR

LANDING

Doors to bedrooms and family bathroom. Radiator, loft hatch.

BEDROOM ONE

A double bedroom with double glazed window to rear aspect overlooking the garden. Ceiling light, radiator.

BEDROOM TWO

A second double bedroom with double glazed window to front aspect. Ceiling light, radiator, recess ideal for wardrobe.

BATHROOM/WC

White suite comprising panelled bath with shower attached over and fully tiled surround, pedestal wash hand basin with tiled splashback, dual flush WC. Radiator.

THE EXTERIOR

FRONT

A token area of garden, laid with stone chippings and providing access to both gas and electric meters.

REAR GARDEN

Enjoying a sunny south-facing aspect, laid to lawn and enclosed by fencing. To the side of the property is a pedestrian timber gate providing side access to the garden. Exterior cold water tap.

GENERAL INFORMATION

SERVICES

Mains gas, water, drainage and electricity are connected to the property. Gas fired central heating.

COUNCIL TAX

Band B - Cornwall Council.

TENURE

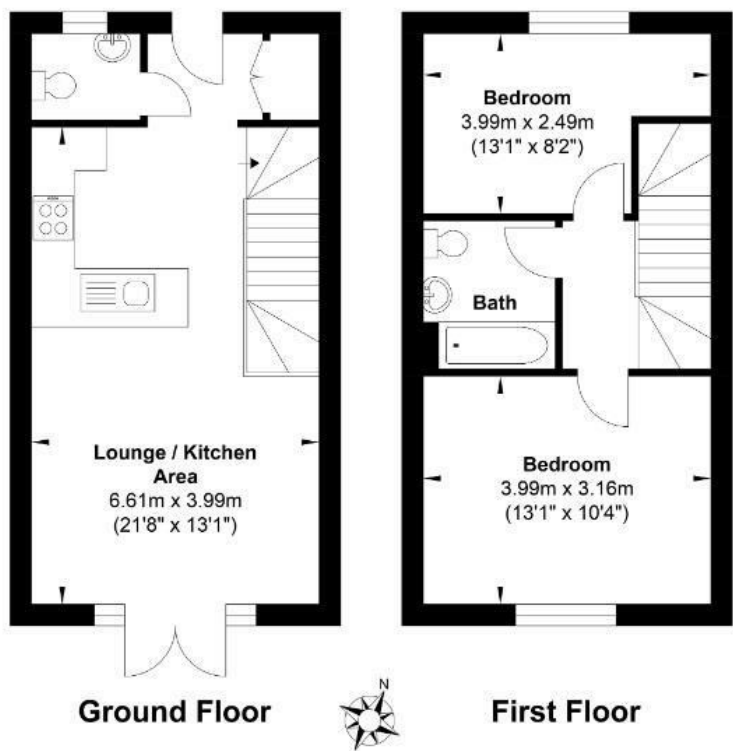
Freehold.

VIEWING

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



Floor Plan



Gross Internal Floor Area : 62.4 m2 ... 671 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.