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**Cunningham Park,
Mabe Burnthouse, Penryn**

**£340,000
Freehold**





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Property Introduction

A spacious two bedroom detached bungalow enjoys elevated views and has a generous enclosed rear garden.

Offered for sale with no chain, it has a spacious lounge, updated kitchen, two double bedrooms and a shower room, plus a garage and driveway parking.

Elevated views can be enjoyed from the front elevation across the village towards Falmouth.

Location

Mabe is a popular village on the outskirts of Penryn and Falmouth with a Public House, village shop/Post Office, Primary School and a village hall. Argal Reservoir is on the outskirts of the village providing lovely walks around its perimeter with a children's play area and café. 'Asda' on the outskirts of Penryn is the nearest supermarket and from Mabe there is a regular bus service to Penryn and Falmouth.

The historic market town of Penryn is just over two miles away, located at the head of the river with a varied selection of niche retail shops as well as convenience stores, Post Office, cafes and Public Houses. The train station provides a regular service to the Cathedral City of Truro where there is a main line rail link to London Paddington and numerous bus routes serve the town. The Penryn Campus of Exeter University is just over half a mile away and beyond this is Penryn College Secondary School.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

HALLWAY

L-shaped with wall mounted 'Haverland' electric heater. Access to loft hatch. Airing cupboard housing an immersion tank. Doors opening off to:-

LOUNGE 14' 8" x 11' 10" (4.47m x 3.60m) maximum measurements

Wall mounted 'Haverland' electric heater. Large double glazed window enjoying an elevated view. Feature fireplace with inset electric fire, mantelpiece and hearth.

KITCHEN 10' 3" x 7' 10" (3.12m x 2.39m) maximum measurements

Double glazed window. Range of floor and wall mounted units with worktop over incorporating a one and a half bowl sink and drainer. Integrated eye level 'AEG' oven, an induction hob and integrated fridge. Shelved larder cupboard. Double glazed door opening to:-

LEAN TO

Having a polycarbonate roof with a double glazed door at either end, one opening to the driveway and the other opening to the rear garden.

Returning to hallway:-

BEDROOM ONE 12' 10" x 10' 0" (3.91m x 3.05m) L-shaped, maximum measurements

Double bedroom with double glazed window to rear elevation with 'Haverland' heater.

BEDROOM TWO 10' 6" x 9' 0" (3.20m x 2.74m)

Double glazed window to front elevation and 'Haverland' heater.

SHOWER ROOM

Obscured double glazed window. Vanity wash hand basin with concealed cistern low level WC and shower cubicle housing electric shower. Tiled walls, 'Dimplex' wall heater and heated towel rail.

OUTSIDE FRONT

To the front of the property there are elevated views. The garden is laid to lawn with mature shrubs and flower beds with a driveway to the side providing parking and leading to the garage.

REAR GARDEN

Immediately to the rear of the property is a generous property, Outside tap. Steps and rail lead up to a generous garden with lawns and a pathway through, variety of mature shrubs such as Camellias, Rhododendron, Hydrangeas and trees. Pathway to the side of the house with a pedestrian gate opening to the front garden.

GARAGE 16' 0" x 8' 4" (4.87m x 2.54m)

Electric up and over door with power and light connected. The garage is part divided and at the rear is a:-

POTTING SHED 8' 3" x 5' 6" (2.51m x 1.68m)

Glazed window to garage, sink and drainer, tap with cupboard under and electrics connected.

SERVICES

Mains water, mains drainage and mains electric.

AGENT'S NOTE

The Council Tax band is band 'C'.

DIRECTIONS

From the Asda roundabout at Penryn coming from Falmouth, take the first exit towards Mabe Burnthouse and proceed up the hill, Cunningham Park is first turning on right. Carry on the straight and the property is halfway along on the left hand side. If using What3words:- swoop.model.headstone

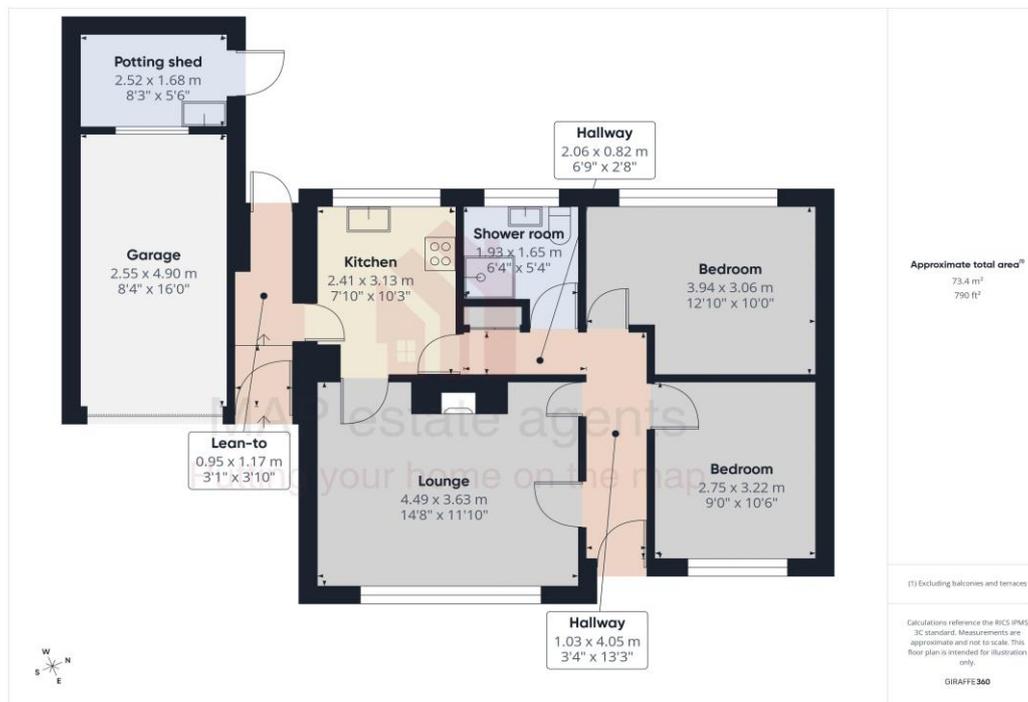


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



MAP's top reasons to view this home

- Spacious detached bungalow - being sold chain free
- Located on popular development in Mabe
- Updated kitchen
- Light and bright lounge with elevated views
- Two double bedrooms
- Updated shower room
- Generous rear garden with potting shed
- Garage with electric up/over door
- Driveway parking
- Close to amenities and primary school



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