



**1 Mab Ha Broder, Trewennack, TR13 0FT**

**£425,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 1 Mab Ha Broder

- BEAUTIFULLY MAINTAINED HOME
- THREE BEDROOM DETACHED RESIDENCE
- WONDERFULLY BRIGHT & EXPANSIVE KITCHEN/DINER
- ENCLOSED GARDEN
- OFFERING SPACE & QUALITY
- SOUGHT AFTER LOCATION
- EPC C80
- COUNCIL TAX D
- FREEHOLD

A beautifully presented three-bedroom home offering exceptional quality, generous space and stylish modern living, set within an exclusive cul-de-sac accessed via a private road in the sought-after hamlet of Trewennack, with easy access to Helston, Truro, Falmouth and the Helford River.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### COVERED ENTRANCE

With courtesy light, door and side screen to

### ENTRANCE HALL

With attractive herringbone laid flooring, carpeted stairs rising to first floor with useful understairs storage cupboard with power and doors to various rooms.

### LOUNGE 13'2" x 11' (4.01m x 3.35m)

With fitted carpet and window to the front.

### CLOAKROOM 5'6" x 3'8" (1.68m x 1.12m)

With large floor tiles, concealed cistern, low level W.C., pedestal wash hand basin with wall mounted mirror above and extractor.











#### **KITCHEN/BREAKFAST ROOM 19'7" x 12'9" (5.97m x 3.89m)**

A lovely light and spacious room perfect for busy family life or for those that love to entertain with bi fold doors opening onto the rear garden accessing the terraced area perfect for inside outside summer living. Fitted with sophisticated grey base and wall units with stone work surfaces over with one and half bowl sink and drainer with mixer spray tap and integrated drainer. Clever pull out storage and integrated appliances to include a Bosch dishwasher, Bosch eye level oven grill and integrated fridge freezer, feature island unit offering additional work surface space and breakfast bar area with LED lighting. Offering further drawer storage having a Bosch ceramic hob with cylindrical filter and light over, door to

#### **UTILITY ROOM 8'6" x 8'1" (2.59m x 2.46m)**

A useful room with tiled floor and fitted with matching base and wall units with stone work surfaces over with integrated sink and drainer with mixer spray tap, space and plumbing for washing machine and space and point for condenser tumble dryer, extractor and window to the rear overlooking the garden. Door to

#### **INTEGRAL GARAGE 20' x 9'7" (6.10m x 2.92m)**

With remote roller door, power and light.

#### **FIRST FLOOR**

##### **GALLERIED LANDING**

With radiator, useful storage cupboard, loft access and doors to various rooms.

#### **MASTER BEDROOM 15'7" x 10'1" (4.75m x 3.07m )**

With fitted carpet, two windows to the front offering a rural outlook across surrounding property, radiator, built-in wardrobe offering an excellent range of storage and door to

**EN SUITE SHOWER ROOM 7'2" x 5'1" (2.18m x 1.55m)**

With tiled cubicle featuring a Mira Coda chrome effect domestic hot water shower with drench head and hand held wand, concealed cistern, low level W.C. and wash hand basin with wall mounted mirror and light over, chrome effect ladder style dual fuel radiator and frosted window to side.

**BEDROOM TWO 12' x 11' (3.66m x 3.35m )**

With fitted carpet, window to rear overlooking the garden and radiator.

**BEDROOM THREE 8'5" x 8'3" (2.57m x 2.51m)**

With fitted carpet, radiator and window to the rear overlooking the garden.

**FAMILY BATHROOM 7'3" x 5'4" (2.21m x 1.63m)**

With tiled floor and suite comprising of a bath with tiled surround with Mira Relate chrome effect domestic hot water shower over, low level W.C., pedestal wash hand basin with wall mounted mirror and light over, extractor and chrome effect dual fuel ladder style radiator.

**OUTSIDE**

To the front of the property is a driveway leading to the garage whilst there is a further parking area to the side of this. The main gardens lay to the rear of the property they are level and fully enclosed offering a safe area for children and pets. There is a generous patio terrace accessed directly from the kitchen/breakfast room perfect for summer barbecues and alfresco dining with the lawned garden beyond this. There is a useful gated access path to the side.

**SERVICES**

Air source heating with underfloor heating to the ground floor and radiators to first floor. Mains water, electric and private drainage via a communal sewage treatment plant. Infrastructure in place to support the installation of an electric car charging point.

The owners inform us that there is a management company in place and an annual service charge payable currently £1,200 per annum. Please ask for further information.







#### **WARRANTY**

The property enjoys the remainder of the NHBC Warranty – approximately 8 years at the time of marketing.

#### **AGENTS NOTE**

The owners inform us that there is a property and garage being built behind the property – details for this can be viewed on the online planning register under reference PA16/08249

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **PROOF OF FINANCE – PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED.**

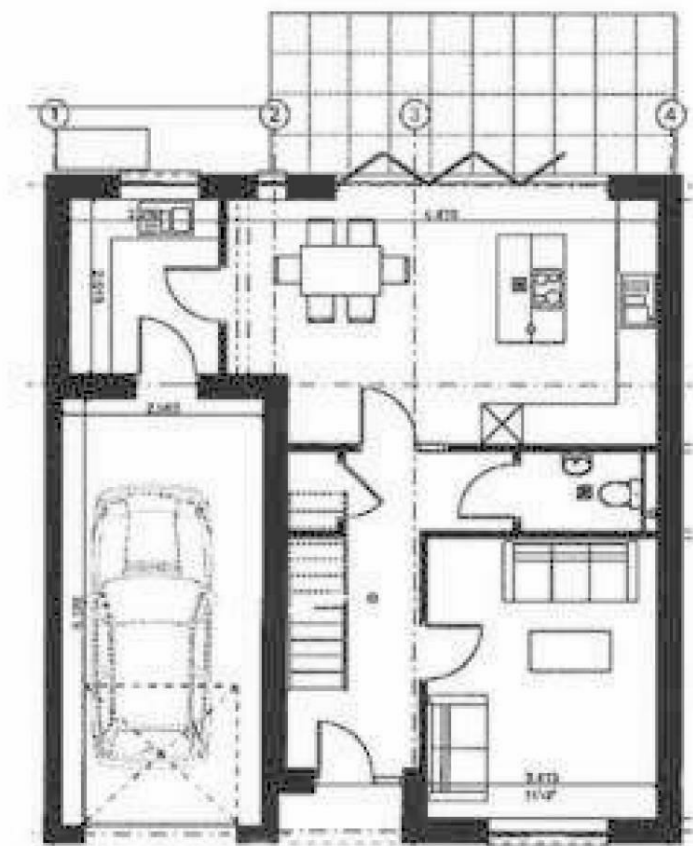
18th November 2025.

#### **COUNCIL TAX**

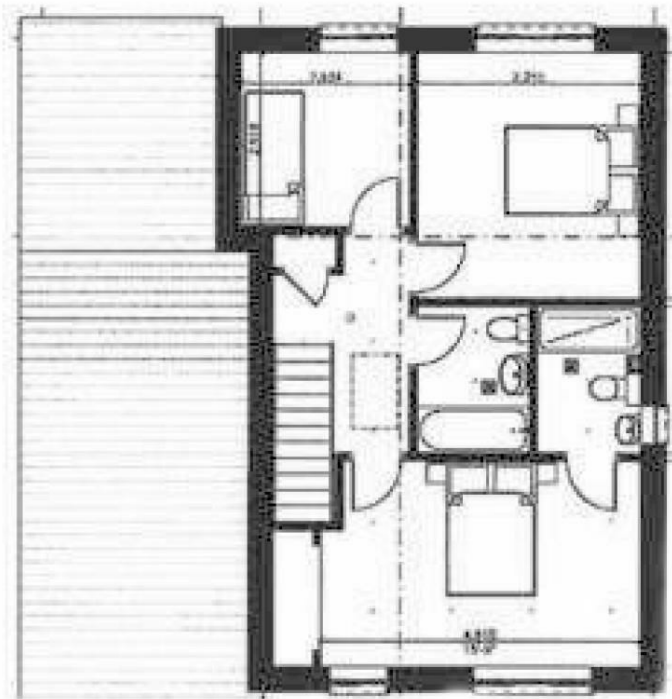
Council Tax Band D.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.







## Christophers Estate Agents

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