

FOR SALE



Summerheath, Mabe Burnthouse
Guide Price £220,000


MARTIN&CO

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- TWO BEDROOM BUNGALOW
- OFF STREET PARKING
- GAS CENTRAL HEATING & HOT WATER
- ENCLOSED GARDEN
- UPDATING REQUIRED

A two-bedroom semi-detached bungalow with off-street parking and garden, situated in a sought after and tranquil part of Mabe-Burnthouse.

Originally built by Wimpey Homes in the 1980s, this semi-detached bungalow is tucked away towards the end of a cul-de-sac in the popular Summerheath development.

The location offers a great deal of privacy as the property is set back from the access lane with a small front garden and there is an open amenity area directly in front, giving the property a pleasant green aspect.

An enclosed entrance porch opens out into the open-plan lounge / dining room and there are sliding doors on your left going into the galley-kitchen. Towards the rear of the property, there is an accessible shower-room, a single



bedroom and a double bedroom which has a rear door leading into the back garden.

Alongside the property there is off street parking and a garden gate leads into the enclosed back garden which is currently mostly gravelled but offers the potential to create a lovely, sheltered oasis.

Although the property now requires some updating, it offers wonderful potential to create a bijoux, easy-to-manage home in a very desirable location, close to the centre of the village.

Council Tax Band - C

EPC – C

Mains Gas, Electric, Water and Drainage

Gas Central Heating and Hot Water

Off-Street Parking

Garden

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information.

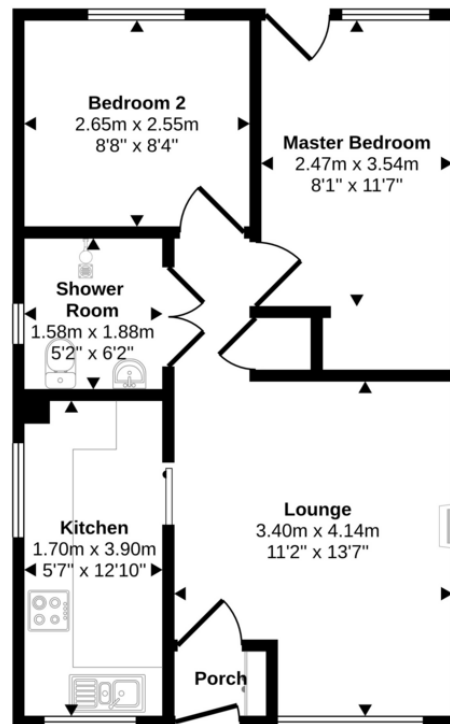
Source Ofcom.org.uk

LOCATION

This popular village has an active community and good local amenities, including a well-regarded primary school, village pub, church and a Londis village store with sub Post Office. A regular bus service runs to Falmouth (approximately 2.5 miles) and Penryn (approximately 1 mile). The Tremough Campus of The University of Exeter is about 1 mile away and an Asda superstore is located just off the nearby Treliever Roundabout. The A39 connects the village to nearby towns such as Truro, Helston and beyond, with a train station close-by in Penryn. The nearby south Cornish coast offers fabulous sea swimming and walking hiking trails, just a 'stone's throw' away.



Approx Gross Internal Area
46 sq m / 490 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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