MAP estate agents

Putting your home on the map

Kingston Way, Mabe Burnthouse, Penryn

£295,000

Freehold

Kingston Way,
Mabe Burnthouse, Penryn

£295,000
Freehold

Property Introduction

Built in 2014 on a small development, this well presented three bedroom mid-terrace house is located in an enviable position at the end of the development with no through traffic or further properties beyond.

Offering comfortable and versatile accommodation consisting of an open hallway with a modern kitchen with dining space and a lounge with double doors opening to a lovely updated garden, on the ground floor there is also a cloakroom and useful storage cupboard. To the first floor are three bedrooms with the principal having an ensuite and a family bathroom.

To the rear is a low maintenance south facing garden flanked by trees arranged in two flagstone paved tiers with a glass balustrade. The garden provides a beautiful space in which to enjoy a barbecue or glass of wine with a lovely green vista. There are two parking spaces adjacent to the property.

Location

Positioned on this popular development located on the outskirts of Mabe this would make a perfect family home with a walkway nearby leading to the popular Mabe Primary School. The village of Mabe Burnthouse is just a short walk away and serves the community well with well stocked village shop, Parish Church and the recently re-opened New Inn Public House. Beautiful walks are to be enjoyed at Argal Reservoir just a short drive away and the Asda supermarket is located just outside Mabe where there are good access roads to Falmouth, Redruth, Truro, Penryn and Helston. From Mabe there is a regular bus service to Penryn and the waterside town of 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 Falmouth or 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

Composite door opening to:-

HALLWAY
Ceramic floor tiles, anthracite radiator and useful storage cupboard housing with space and electric for tumble dryer. Stairs to first floor. Glass panelled doors opening off to lounge and:-

KITCHEN/DINER 11' 4" x 8' 5" (3.45m x 2.56m) maximum measurements, irregular shape
Range of wall and floor mounted cupboards with worktop over, matching upstands and incorporating a sink and drainer. Integrated oven and hob with extractor over, integrated dishwasher, display shelving, space for fridge/freezer, space for washing machine and radiator. Glass panelled door to:-

LOUNGE 15' 6" x 12' 0" (4.72m x 3.65m)
A light and bright generous lounge with an anthracite column radiator. Double glazed double doors opening to the garden with windows to either side.

CLOAKROOM
Pedestal wash hand basin with mirror over and low level WC. Radiator, extractor and half tiled walls.

FIRST FLOOR LANDING
Loft hatch with loft ladder (we are advised the loft is boarded), radiator. Doors off to:-

BEDROOM ONE 11' 1" x 9' 10" (3.38m x 2.99m) L-shaped, plus recess
Double glazed window, radiator and space for super king bed. Door to:-

EN-SUITE
Shower cubicle, pedestal wash hand basin and low level WC. Heated towel rail and extractor over.

BEDROOM TWO 10' 11" x 8' 9" (3.32m x 2.66m)
Double glazed window and radiator with an open outlook.

BEDROOM THREE 12' 0" x 6' 8" (3.65m x 2.03m) maximum measurements
Double glazed window and radiator and open outlook.

FAMILY BATHROOM
Bath with mains water shower over, pedestal wash hand basin and low level WC. Extractor fan and heated towel rail.

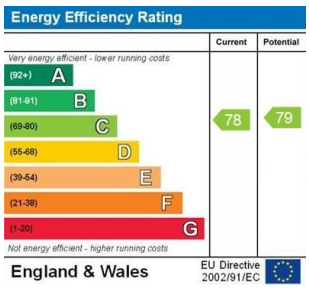
OUTSIDE FRONT
Outside tap and bin storage.

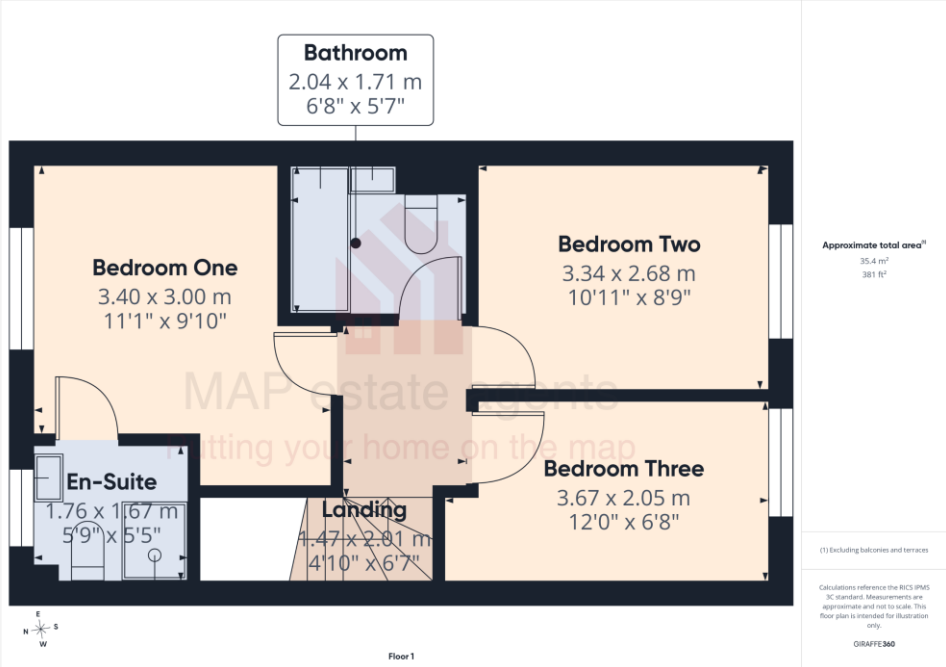
REAR GARDEN
The rear garden has been designed to be low maintenance and is flanked with trees. The garden is arranged in two tiers with patio having a glass balustrade, the patio offers some shaded space to the end. Enclosed by fencing there is also an outside tap and electric exterior socket.

PARKING
Across from the house are two parking spaces.

AGENT'S NOTES
The Council Tax band is band 'C'. As with most modern developments there is an annual maintenance charge of currently £240.18 per annum towards the upkeep of the communal areas of the development.

SERVICES
Mains water, mains drainage, mains electric and mains gas.





MAP's top reasons to view this home

- Well presented terraced house with lovely green outlook
- Located at the bottom of the cul- de-sac, no through road
- Modern kitchen with space for dining
- Lounge with doors out to updated garden
- Three bedrooms with principal en-suite
- Family bathroom and downstairs cloakroom off spacious hallway
- Lovely low maintenance garden with glass and stainless steel balcony
- Two parking spaces close to the house
- Located in Mabe, with cut through to local Primary School
- Supermarket, countryside walks, university and Penryn town in close vicinity

sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.