



11 Kingston Way, Mabe Burnthouse

Guide Price £300,000



Heather & Lay
The local property experts



- Ideal family home/investment
- Village location
- 3 Double Bedrooms
- Enclosed low maintenance garden
- Walking distance of amenities and local schools
- 2 Allocated parking spaces
- No onward chain

THE PROPERTY

A wonderfully presented mid terrace family home, located on the very popular residential development of Kingston Way, in Mabe. This property has 3 good size double bedrooms, with the master benefitting from an ensuite shower room and built in wardrobe space, a family bathroom on the first floor and an additional downstairs WC. Conveniently located for Falmouth, Truro and Helston and the University. A real must see!

THE LOCATION

Kingston Way is an ideal family-friendly estate with no-through traffic and cut through pathway nearby linking to the park and school. Mabe is a popular village conveniently located two miles from Penryn and three miles from Falmouth harbour town and seaside. The village has an active community and good everyday amenities including an excellent primary school, village store, sub post office, church and pub. ASDA superstore is nearby and a bus service runs regularly to and from local towns. Falmouth's University for Cornwall is a mile away and Penryn College with its excellent facilities is equally convenient.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) through the front door into...

HALLWAY

An inviting entrance with access to the living area and stairs to first floor. Radiator. Recess under stairs and storage cupboard with light and power. Thermostatic heat control.

KITCHEN

Range of base and wall units and additional shelving. Space for white goods. Integrated oven, grill and four ring gas hob with extractor above. Radiator

LIVING ROOM

Radiator. TV and telephone points. Thermostatic heat control. Double UPVC french doors leaning into.....

CONSERVATORY

With access out into the garden.

CLOAKROOM/WC

Low level flush WC and pedestal wash basin. Radiator. Tiled floor. Extractor.

FIRST FLOOR

Stairs from entrance hallway to first floor.....

LANDING

Doors to bedrooms and family bathroom.





BEDROOM ONE

Window to front. Radiator. Door to.....

EN SUITE SHOWER ROOM

Good sized en-suite, white suite comprising shower with sliding doors, low level flush WC, pedestal wash basin. Vinyl flooring, mosaic part tiled walls, heated towel rail, opaque window to front aspect.

BEDROOM TWO

Window overlooking rear garden. Radiator.

BEDROOM THREE

Window over looking rear garden. Radiator.

FAMILY BATHROOM

White suite comprising low level flush WC, pedestal wash basin, bath with shower over. Vinyl flooring, part tiled walls, heated towel radiator, extractor.

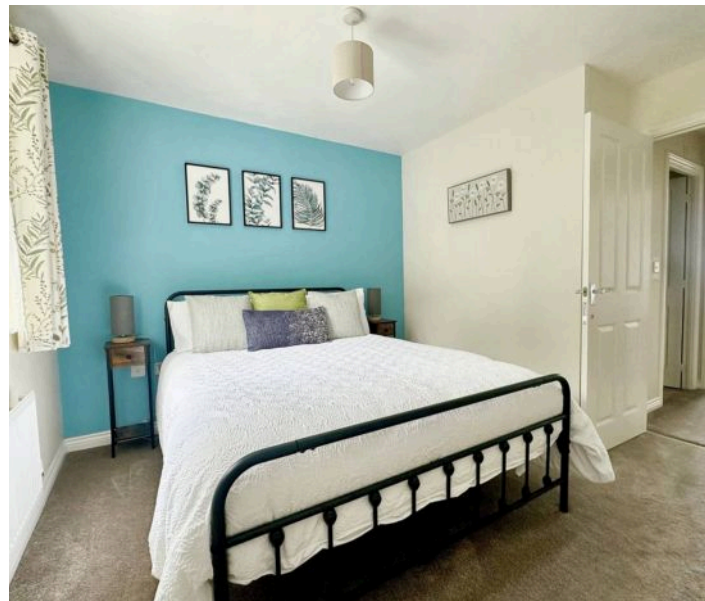
OUTSIDE

REAR

Low maintenance West facing rear garden enclosed by timber fencing with shrub border. Timber shed.

PARKING

2 Allocated parking spaces



DEVELOPMENT CHARGE

There is an annual development charge at Kingston Way the current charge (August 2025) payable to First Port is £289 per annum.

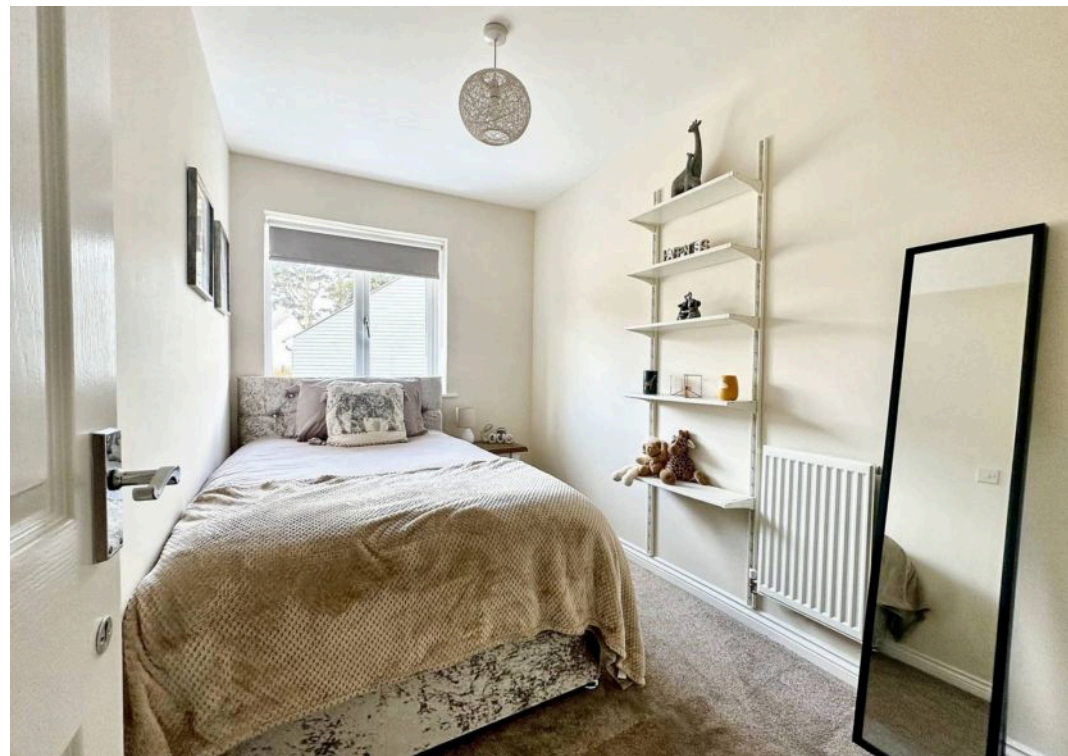
Council Tax band: C

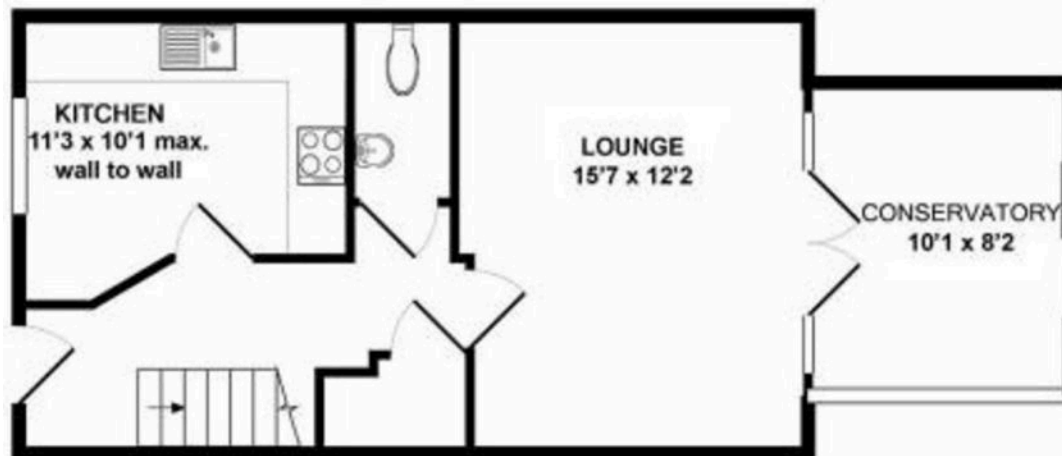
Tenure: Freehold

EPC Energy Efficiency Rating: C

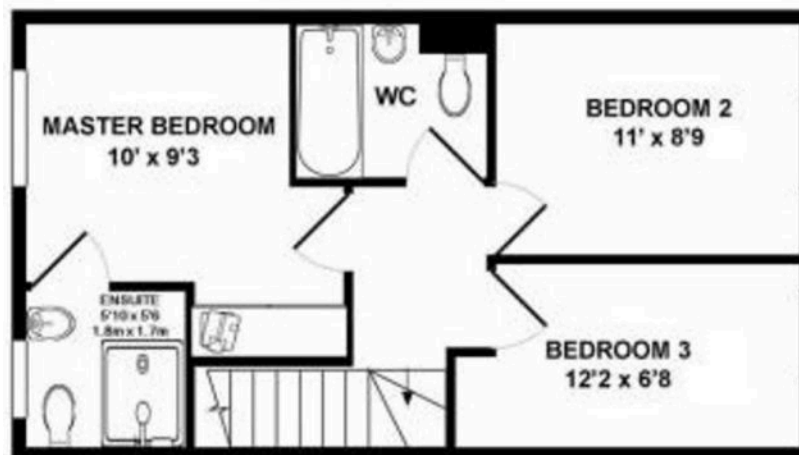
EPC Environmental Impact Rating: C

Services: Mains electricity, gas, water & drainage





GROUND FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.6 SQ.M.)

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

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