



12 Antron Way, Mabe Burnthouse

Guide Price £395,000



**Heather & Lay**  
*The local property experts*





- Detached bungalow
- 3 Bedrooms
- Level access
- Private and mature garden
- Off-road parking
- Over-sized single garage with utility area
- Please Watch The Property Walk Through Video Tour
- No onward chain

#### THE LOCATION

Mabe is a popular village with useful everyday facilities, including a Premier shop & Post Office. The village is conveniently located one mile from University Of Exeter (Penryn Campus), approx 1.5 miles from Penryn, and just over three miles from Falmouth Harbour Town and seaside. The village has an active community with an excellent nursery & primary school, community centre, regular bus services and a church. Asda supermarket is within easy access of the property on the outskirts of Penryn, as is Argal Reservoir a beautiful spot for walking and enjoying the countryside. Penryn is the next immediate town offering further amenities and less than half a mile away is Penryn Business Park offering a wide range of corporate and independent businesses including the popular Verdant Brewery hosting events and popular comedy nights, B&Q, Rowes Cornish Bakers & Starbucks, along with community sports hubs such as Penryn Football, Rugby & Cricket Clubs. Falmouth has been shaped and influenced by its strong connection to the sea and harbour, combining a fascinating maritime heritage and modern creativity, Falmouth is building a name for itself as one of the South West's leading cultural and festival destinations. Penryn Train branch provides links into Falmouth Town and beaches and also onto the Cathedral City of Truro where it links with the national rail network including London Paddington and other principal cities. Truro is approximately 8 miles away which offers national high street shops, independent shops and some of the largest employers in Cornwall such as Royal Cornwall Hospital and Cornwall Council County Hall. Oaklands is situated to enjoy convenient access to many amenities, beautiful coastline and beaches, businesses and education in the area.





## THE PROPERTY

Number 12 is a detached bungalow, set back in a quiet cul-de-sac with no passing traffic, that has been loved and well-cared for by our vendor for the last 50 years. Now ready for its next chapter in life, the new owner may wish to update and modernise to suit their own requirements. Accommodation comprises three bedrooms, kitchen, sitting room and family bathroom, there is ample off-road parking and the gardens wrap around the property, giving a sense of space and privacy with the rear garden benefitting from summer sunshine from late morning through to the evening. Previous planning permission (now expired) had been granted to extend in the loft area to create further bedrooms. The property is being sold with no onward chain!

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

From the driveway, through the panel and glazed front door into...

### PORCH

UPVC double glazed windows to front and side. A great space to welcome guests and for coat/shoe storage.

Door to....

### HALLWAY

Access to kitchen, bedrooms, family bathroom and....

### SITTING ROOM

A light and bright room with windows to front and rear. Feature fireplace with gas fire, stone surround and slate mantle. Radiators.

### KITCHEN

Window overlooking the rear garden. A generously sized room comprising a range of eye and base cupboards with inset stainless steel sink and drainer with mixer tap. Tiled splash back. Built-in electric oven and hob with extractor over. Space for white goods and small table and chairs.

Door to ...

## REAR LOBBY

Accessed from the the kitchen and bedroom three. Door to rear garden.

## BEDROOM ONE

A lovely bright double room with windows to front and side. Radiator.

## BEDROOM TWO

Another double room with window to side. Radiator. Door linking through to.....

## BEDROOM THREE

A third double light and bright room with windows to side and rear overlooking the garden. Radiator. Door to rear lobby.

## BATH/SHOWER ROOM

Recently updated. White suite comprising panel bath with electric shower over, dual flush WC and hand basin with cupboards beneath. Easy clean wall panels. Chrome, ladder style, heated towel radiator.



## OUTSIDE

### FRONT GARDEN

A mature garden mainly laid to lawn with low wall and shrub borders. Ample driveway parking space leading to the garage.

### REAR GARDEN

Very private and mainly lawn with shrub and hedge borders. Gates either side to front of property. Outside tap.



## GARAGE

## DRIVEWAY PARKING

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & gas

## Detached bungalow

Approx. 109.7 sq. metres



Total area: approx. 109.7 sq. metres

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.  
Plan produced using PlanUp.



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