



14 Estuary View, Mabe Burnthouse

Guide Price £275,000



Heather & Lay  
*The local property experts*

## 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 the University Of Exeter (Penryn Campus), approximately 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. 14 Estuary View is situated to enjoy convenient access to many amenities, beautiful coastline and beaches, businesses and education in the area



- Well Presented, Modern Two Bedroom Home
- Open Plan Kitchen/Dining/Living Space
- High quality AEG and Villeroy and Boch fittings.
- Westerly Facing Rear Garden
- Private Parking For Two Vehicles
- Close Proximity To Schools & Amenities
- Beautiful Countryside And Woodland Walks Nearby
- EPC = B and Remainder of NHBC Warranty

#### THE PROPERTY

Built in 2019, this high quality, modern two bedroom home offers stylish living with the reassurance of the remainder of its NHBC 10- year warranty. Set within an intimate development with plenty of space separating the houses, bordered by fields and countryside along with distance views towards the estuary, Pendennis and St Mawes castle. Beautifully presented throughout, the accommodation comprises of an open plan kitchen/living space with upgraded appliances from AEG and French doors out to the landscaped, westerly facing rear garden and patio. The ground floor also has a useful hallway space for coats and shoes along with a downstairs W/C. Upstairs consists of two double bedrooms with the master looking to the rear garden and bedroom two having lovely views towards the estuary. There is also a high quality Villeroy and Boch bathroom to complete the first floor. To the front of the property there is also parking for two vehicles. With an impressive Energy Performance Rating of Grade B, this is an efficient and comfortable modern home, ideal for families or first-time buyers alike.

#### ACCOMMODATION IN DETAIL

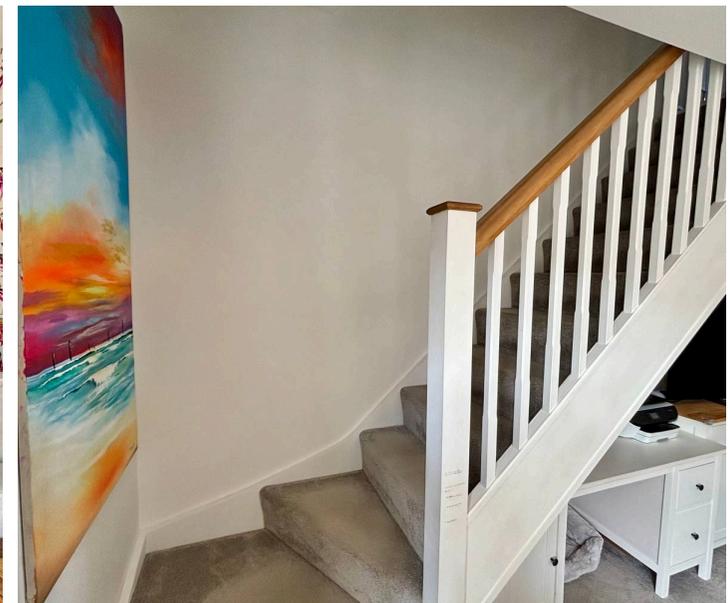
(ALL MEASUREMENTS ARE APPROXIMATE) Entering through a part opaque glazed composite front door into the.....

#### HALLWAY

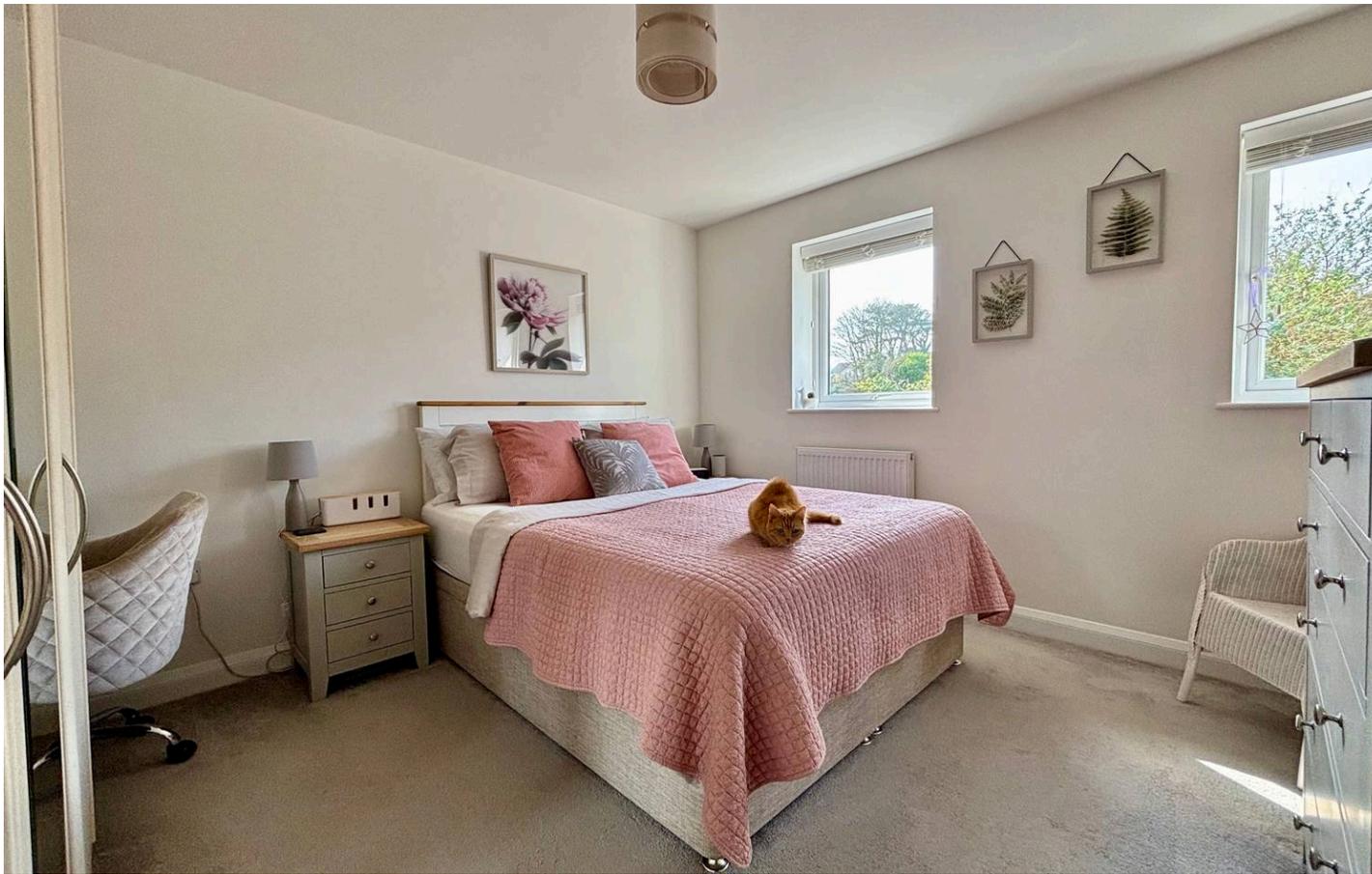
Radiator. Fusebox. Wooden door to living space and to....

#### CLOAKROOM/WC

Villeroy and Boch hand wash basin with chrome mixer tap and W/C. White architect tiles. Storage unit. Heated towel radiator. tiled floor. Extractor.







## KITCHEN/LIVING ROOM

UPVC double glazed French doors to garden with full height UPVC double glazed windows to the side. UPVC double glazed window to front. Upgraded kitchen with grey base and eye level units and wood effect laminate worktop with composite one and a half bowl hand wash basin with stainless steel swan neck tap. AEG electric oven with induction hob and extractor. Built-in fridge/freezer, dishwasher and AEG microwave. Space and plumbing for washing machine and tumble dryer. Herringbone wood effect vinyl flooring (fitted Feb 2026). Living space with carpeted flooring and radiator. Stairs rising to.....

## FIRST FLOOR

### LANDING

Cupboard containing 'Viesman' gas combination boiler firing the gas central heating system. Loft access with ladder to partially boarded loft space. Thermostat. Solid wooden doors to bedrooms and bathroom.

### BEDROOM ONE

Twin UPVC double glazed windows to rear. Large cupboard. Radiator.

### BEDROOM TWO

UPVC double glazed window to front. Radiator.

### BATHROOM

Obscure UPVC double glazed window to front. Three piece Villeroy and Boch white suite comprising hand wash basin with chrome mixer tap and shelf above, WC and plumbed shower above a bath with glass screen. Patterned floor tiles. White architect tiled wet areas. Heated towel radiator. Extractor





## GARDEN

Westerly facing rear garden with patio space ideal for sitting out and entertaining. Steps leading up to lawn area bordered by wooden fence and gravelled planters. Wooden gate giving rear access. Outdoor lighting.

## DRIVEWAY PARKING

Parking for two. Outside tap. Gas Meter.

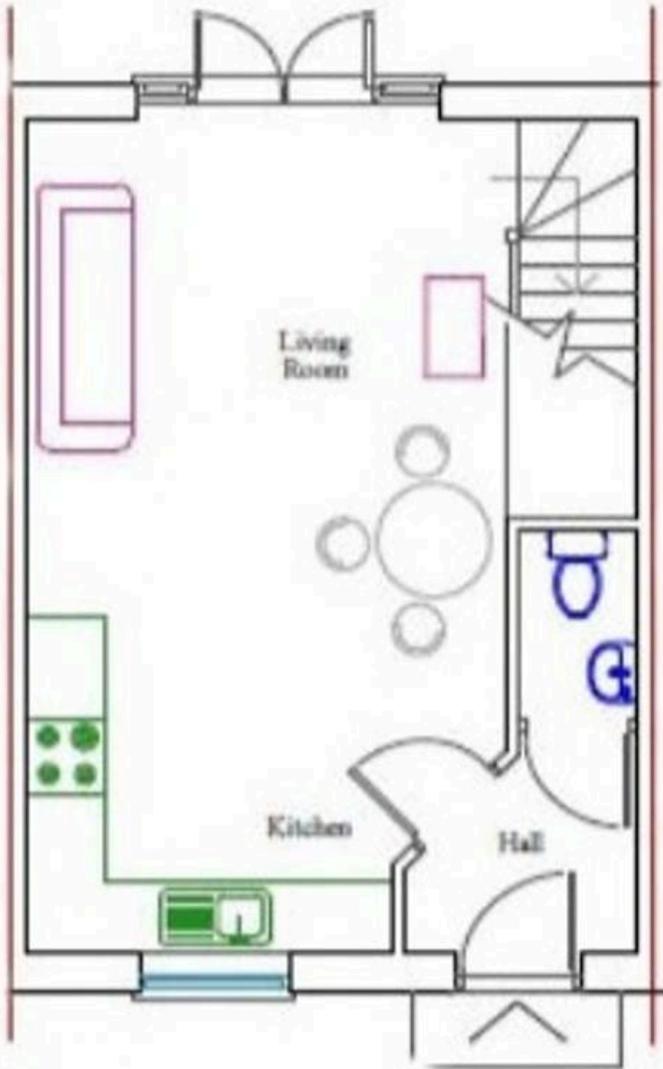
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

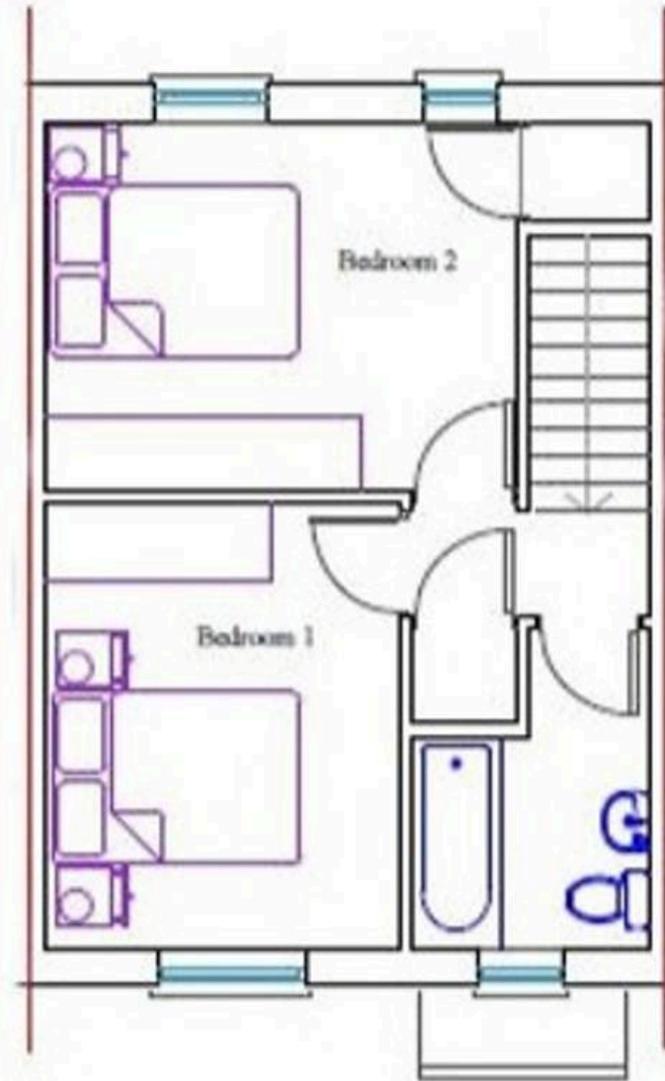
SERVICES: Mains electricity, gas, water & drainage





**Ground Floor**

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**First Floor**



## Heather & Lay

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