



St. Mabyn Treliever Road, Mabe Burnthouse

Guide Price £435,000



Heather & Lay
The local property experts

- Detached bungalow
- Two/Three bedrooms
- Updated and well-presented
- Utility room
- Bathroom
- Shower room
- Bi-fold doors from large sitting room to raised deck
- Far reaching views
- Gas central heating
- Wood burner

THE PROPERTY

This property has been totally renovated by our vendors during their ownership and now looking fabulous and with a clear Class A mundic report potential buyers can enjoy the property without the expectation of further works. From the pavement to the front a wide entrance gives way to as many as four parking spaces plus access to the garage. Once in through the front door the quality of finish is immediately evident with a wide hallway, wonderful and original striped doors and wood flooring. Both of the large double bedrooms are to the front of the property, a large sitting room with wood burner to one end and bi-fold doors to the other is perfect for both winter evenings in front of the tv and afternoons in the summer sunshine. A well-appointed kitchen opens into a good sized dining room that could also be the third bedroom if needed (with just a stud wall fitted). Wet-room shower and w/c is positioned next to the utility room with a door to the rear. Off the rear of the sitting room the bi-fold doors open to a very large decked area with far reaching country and water views. Hot tub area. Enclosed garden, private, secure and peaceful. Do please watch our detailed walk-through, talk-through video tour to fully understand the quality of this property.







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 superstore 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 to Falmouth Town and beaches, and also to 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 County Council County Hall. Oaklands is situated to enjoy convenient access to many amenities, beautiful coastline and beaches, businesses and education in the area.

Council Tax band: A

Tenure: Freehold

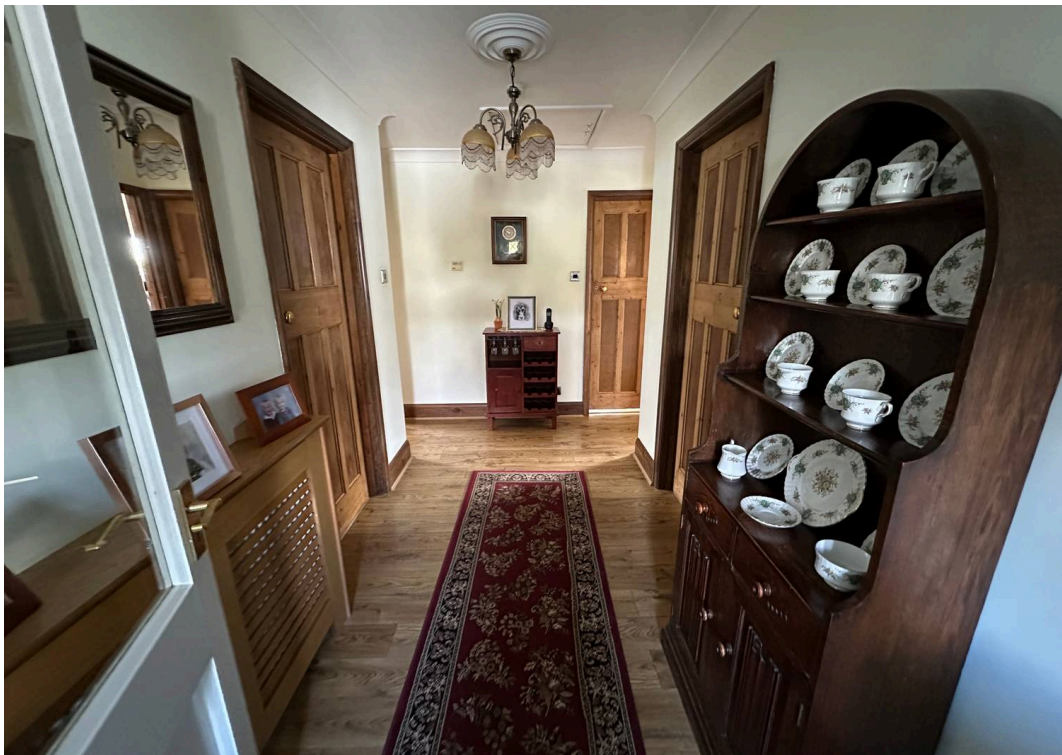
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

AGENTS NOTE

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for this process and any ongoing monitoring is carried out correctly, the initial AML checks are processed on our behalf by CREDAS. A cost of £20 (excl. VAT) will be payable by each purchaser at point of an offer being agreed. Credas will send you a payment link to complete this within the Credas app. This payment is non-refundable.

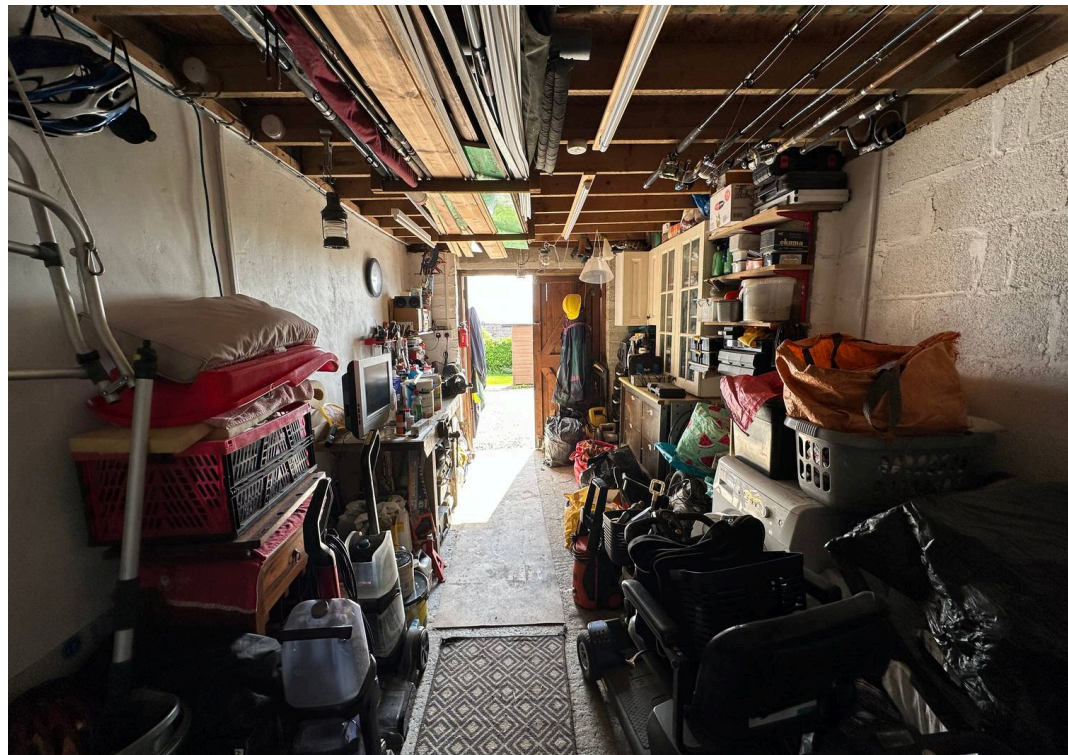














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