

FOR SALE



Cunningham Park, Mabe-Burnthouse
Guide Price £395,000

MARTIN&CO

Cunningham Park

Guide Price £395,000

- IMMACULATELY PRESENTED
- LOW MAINTENANCE LEVEL GARDEN
- EN-SUITE TO PRINCIPAL BEDROOM
- GARAGE CONVERTED INTO HOBBY ROOM
- DRIVEWAY PARKING

A very well presented, detached bungalow with a low-maintenance garden, located in a select cul-de-sac, close to the village centre. The light-filled property benefits from a bay window extension in the 20 ft lounge/ dining room, and the garage has been converted into a hobby room.

Located in a select cul-de-sac, this detached bungalow has a garden and driveway parking to the front of the property. The front door takes you into the entrance hall, with a door to your left leading to an integrated garage which benefits from heating and half paned double doors to the front and rear so that it may be used as a hobby room.

To your right is the spacious c. 20 ft long lounge and dining room. This has been extended to the front aspect with a square bay window to allow additional space in the lounge



area, as well as distant coastal views. An inner hall leads to the kitchen which has a serving hatch to link it with the dining area. The kitchen is fully fitted with a range of units and an integrated gas hob and electric oven. A door leads into the utility room where there are additional cupboards, and space for a free standing fridge-freezer and washing machine. There are external doors to both the front and rear gardens.

Continuing down the inner hallway, there are three bedrooms and a family bathroom. The principal bedroom is spacious, with a large window looking into the peaceful back garden, and has the benefit of a large ensuite shower room which includes a walk-in shower enclosure and a vanity unit with built-in storage. There is a second double bedroom as well as a single bedroom.

To the rear of the property there is a good-sized, level enclosed garden. This has been sympathetically landscaped so that it is relatively low-maintenance and has a range of seating areas to make the most of the sunshine as it moves around the garden throughout the day. There is also a garden shed.

Freehold

1960's Bungalow

EPC – TBC

Council Tax Band C

Gas Central Heating and Hot Water

UPVC Double Glazing

Off Road Parking

Integrated Garage, converted into hobby room

Front & Rear Gardens

Services - Mains electricity, water, drainage and gas

Broadband : Ultrafast Broadband available at this postcode

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information.

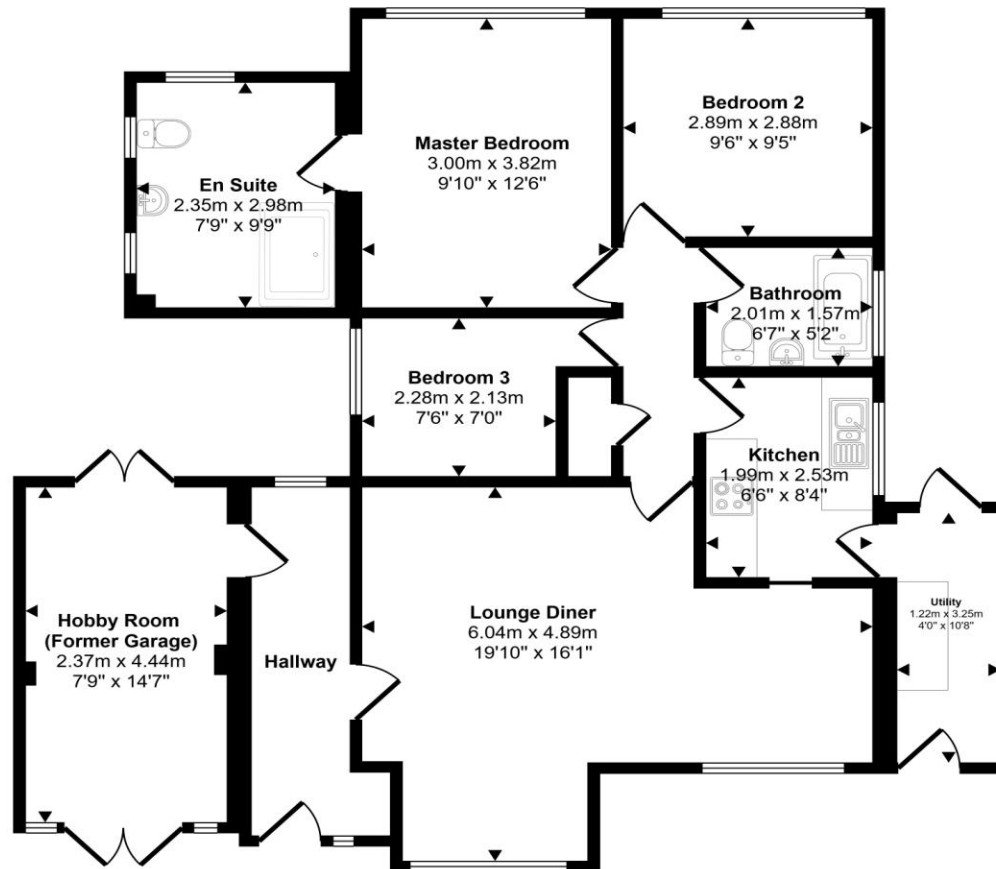
Source: Ofcom.org.uk



Mabe-Burnthouse is a popular village with an active community and good local amenities, including a well-regarded primary school, village pub, church and a Londis village store with sub Post Office. A regular bus service runs to Falmouth (approximately 2.5 miles) and Penryn (approximately 1 mile). Cunningham Park is a popular development of late 1960's bungalows, situated approximately 200 metres from the village centre. The Tremough Campus of The University of Exeter is only a half mile walk on foot away and an Asda superstore is located just off the nearby Treliever Roundabout. The A39 connects the village to nearby towns such as Truro, Helston and beyond, with a train station close-by in Penryn. The nearby south Cornish coast offers fabulous sea swimming, paddle boarding and hiking trails, just a 'stone's throw' away.



Approx Gross Internal Area
93 sq m / 1005 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF
T: 01326 697696 • E: falmouth@martinco.com

01326 697696

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

