



## 12 Cunningham Park, Mabe, Penryn, TR10 9HB

**Guide Price £325,000 Freehold**

This two bedroom, detached bungalow is set in a highly sought after location with views down towards Penryn and Falmouth and is being sold with the benefit of 'no onward chain.'

- A detached two bedroom bungalow
- Driveway with parking
- Presented to a good standard
- Elevated views towards Penryn & Falmouth
- Offered for sale with 'no onward chain'
- Attractive enclosed gardens
- Single garage
- UPVC double glazing
- Popular highly regarded location
- Energy Efficiency Rating - Band F

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

This two bedroom, detached bungalow is set in a highly sought after location with views down towards Penryn and Falmouth and is being sold with the benefit of 'no onward chain.'

An opportunity to purchase a lovely detached two bedroom bungalow that sits in a generous plot with parking, garage and large mature gardens to the rear, all set in a sought after location in the popular village of Mabe. The property is being sold in good decorative order and offers bright and well proportioned accommodation which enjoys plenty of natural light and has neutral light decor and tones.

#### **THE ACCOMMODATION COMPRISES:**

All dimensions approximate.

To the front of the property there is a driveway which provides parking and leads to the garage and front garden with a path leading to the side and front door.

#### **UPVC DOUBLE GLAZED FRONT DOOR TO:**

#### **MAIN HALLWAY**

An L-shaped hallway having a wall mounted electric radiator, door to airing cupboard housing a lagged hot water tank with immersion, plastered and coved ceiling with lights, loft trap with access to the roof space, carpet, doors leading to the living room, kitchen, bathroom and bedrooms.

#### **LIVING ROOM** - 4.52m x 3.66m (14'10" x 12'0")

A large UPVC double glazed picture window with a pleasant outlook over the front garden whilst allowing a good degree of light. Feature fireplace with local stone surround currently housing an electric fire, plastered and coved ceiling with spotlights, wall mounted electric radiator, carpet.

#### **KITCHEN** - 3.2m x 2.39m (10'6" x 7'10")

A nicely fitted kitchen with a good range of base and wall units comprising of cupboards and drawers with shaker style doors and metal door furniture, roll top granite effect worktop surface with tiled splash back incorporating a stainless steel 1 1/2 bowl sink with drainer and mixer tap, four-ring electric hob with concealed extractor canopy over, built-in stainless steel oven, integrated refrigerator, pelmet floor heater, plastered and coved ceiling with ceiling light, UPVC double glazed window with views over the rear gardens, wall mounted electric radiator, timber effect laminate flooring, doors to living room, main hallway and a further glazed door leading to the side of the property where there is a lean-to area, ideal for coats and boots.

#### **LEAN-TO** - 3.53m x 0.91m (11'7" x 3'0")

An area with a polycarbonate roof and double glazed doors to the front opening onto the front driveway and garage and the other to the rear enclosed garden. This area is ideal for coats and shoes.

#### **SHOWER ROOM** - 1.93m x 2.18m (6'4" x 7'2")

A nicely appointed shower room comprising; a three piece suite with a tiled shower cubicle having an electric shower and glass screen, low-level wc and wash hand basin set within a vanity unit with separate cupboards, chrome heated towel rail, wall mounted electric heater, plastered ceiling with ceiling light, frosted UPVC double glazed window to the rear, tiled floor.

#### **BEDROOM ONE** - 4.24m x 3.05m (13'11" x 10'0")

A pleasant double bedroom with a large UPVC double glazed window having an outlook over the front garden, plastered and coved ceiling with ceiling light, wall mounted electric radiator, carpet.

#### **BEDROOM TWO** - 3.23m x 2.77m (10'7" x 9'1")

UPVC double glazed window with a pleasant outlook over the front garden with sea views towards Falmouth and St Mawes in the distance, plastered and coved ceiling with ceiling light, wall mounted electric radiator, carpet.

#### **OUTSIDE**

#### **PARKING**

To the front of the property there is a driveway that provides parking and leads to the garage.

#### **GARAGE** - 4.88m x 2.51m (16'0" x 8'3")

With remote control garage door, window to the rear, light and power.



### **POTTING SHED - 2.51m x 1.68m (8'3" x 5'6")**

Access to the rear garden, stainless steel kitchen sink and tiled splash back, space for washing machine and power.

### **GARDENS**

#### **FRONT GARDEN**

To the front of the property there is a lawned area with mature plants and shrubs with a pleasant outlook over the area with Penryn, Falmouth and the sea in the distance.

#### **REAR GARDEN**

The majority of the gardens can be found to the rear and are of a generous size and comprise of a wide range of lawned areas with a path and patio area, all offering a good degree of privacy. There are also plant and shrub borders.

### **COUNCIL TAX**

BAND C

### **SERVICES**

Mains drainage, water, and electricity.

### **MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

# Kimberleys Estate Agents

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