



19, Summerheath

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Mabe Burnthouse, Penryn, Cornwall TR10 9JT

Falmouth 5 miles Truro City 10 miles Penryn 2 miles

Three bedroom, beautifully modernised detached bungalow in a popular residential setting.

- Detached Bungalow
- Three Bedrooms
- Corner Position
- Garage + Parking
- Modernised Throughout
- Residential Setting
- Freehold
- Council Tax Band - D

Guide Price £370,000

## LOCATION

Mabe Burnthouse is a popular and well served village situated just outside the historic town of Penryn, and within easy reach of the harbour town of Falmouth.

The area offers a blend of semi-rural living with excellent connectivity, appealing to families, professionals, and retirees alike. Residents benefit from a range of everyday amenities, including a convenience store with Post Office, a primary school, village hall, and community facilities. Mabe Burnthouse is particularly popular due to its proximity to Falmouth University (Penryn Campus) and good transport links to Penryn, Falmouth, Helston, and Truro, making it an ideal location for commuters.



## DESCRIPTION

A beautifully modernised three bedroom bungalow, ideally positioned on a desirable corner plot within the highly sought-after Summerheath development. Thoughtfully updated by the current owners, the property offers a stylish and contemporary finish throughout, creating a rare turnkey opportunity for prospective buyers.

The bungalow benefits from bright, well-proportioned living spaces, complemented by tasteful neutral décor that enhances its light and airy feel. The bungalow further benefits from gas fired central heating and double glazing throughout. Externally, the property features a garage with additional off-street parking to the front for 2 vehicles, adding both convenience and practicality.

This is a rare opportunity to purchase a modernised home in a popular residential location, perfect for those seeking comfort, style, and ease of living.

## SERVICES

Council Tax Band - D

Mains drainage, gas, electricity and metered water.

Flood Risk - Very Low.

Conservation Area - No.

Broadband: Basic, Superfast and Ultrafast are available up to 1800 Mbps (Ofcom).

Mobile phone: 02, Vodafone, EE are likely (Ofcom).

Satellite and Fibre - Sky and BT are available.

## DIRECTIONS

Proceeding from Truro City southerly on the A39 towards Falmouth, follow the signs to the village of Mabe Burnthouse and continue into the village centre. At the junction turn left onto Antron Hill and then left again into Cunningham Park where Summerheath can be found towards the end of the development just after the school.

## AGENTS NOTE

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The vendor is an employee of Stags.

## VIEWINGS


Strictly and only by prior appointment via Stags' Truro office.

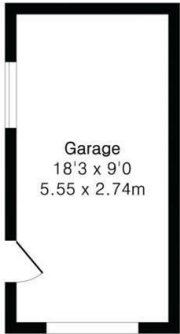


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

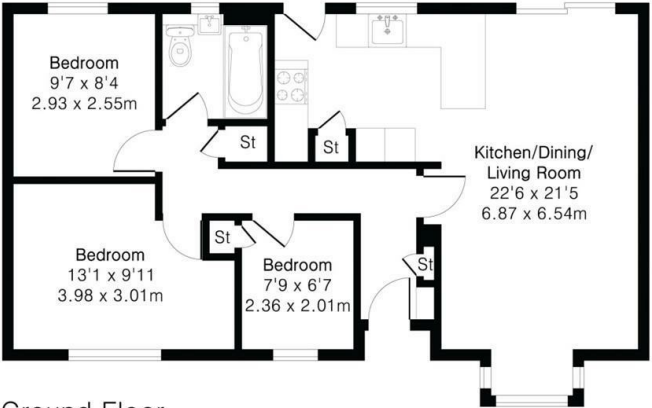


**Approximate Gross Internal Area 735 sq ft - 68 sq m  
(Excluding Garage)**  
Garage Area 164 sq ft - 15 sq m







Garage  
18'3 x 9'0  
5.55 x 2.74m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>87</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>68</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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