



Mylor Bridge

A picturesque property in a desirable location
Three double bedrooms
Spacious kitchen/diner with woodburner & separate utility room
Newly fitted appliances
Family bathroom and downstairs shower room
Off road parking and single garage
Useful outbuilding that could be used for a home office
Spacious and beautifully presented, enclosed, rear gardens
Being sold with the advantage of 'no onward chain'
Requiring completion of some internal works

Guide £900,000 Freehold

**ENERGY EFFICIENCY RATING
BAND E**

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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www.kimberleys.co.uk

REF: SK7073



A substantial property that has undergone some cosmetic refurbishment but requires completion of internal decorating to create a home to suit a purchaser's personal taste.

This well-appointed property is located in the desirable village location of Mylor Bridge with accommodation in brief comprising; good sized dual aspect lounge, spacious kitchen/diner with utility area and shower room to the ground floor. To the first floor there are three double bedrooms and a family bathroom/wc combined. Outside the property there are enclosed gardens, a single detached office space, a single garage and parking for several vehicles.

This desirable, detached, picturesque property is located in the well served popular village of Mylor Bridge that has many local amenities including a convenience store, fishmongers, butchers, post office, newsagents, hairdressers, dentist, doctors, The Lemon Arms public house plus a highly regarded infant and junior school. The village is situated on a bus route to Falmouth and Truro, five and eight miles respectively. Mylor has been and continues to be a sought after location which can be lively for those who wish to be immersed into village life and for the keen sailor, the property is within a short distance of Mylor Yacht Harbour.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal appointment to view today?

THE ACCOMMODATION COMPRISES:

Picket gate with steps leading up to a wooden front door that in turn leads to the entrance hall.

ENTRANCE HALL

Original wood panelled door leading to kitchen/dining room, hard wood flooring, staircase to first floor landing.

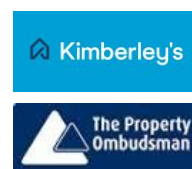


KITCHEN/DINING AREA

Fitted with a range of fitted cupboards and drawers in off white and grey with two AEG inset ovens, AEG induction hob with gold hot and cold mixer tap over a Belfast sink, plumbing for dishwasher, wood burning stove with antique marble hearth and surround, inset ceiling spotlights (fitting required), door leading into a small utility area with space for washer/dryer, space for a large refrigerator/freezer, rear door leading to back garden, dual aspect multi-paned windows.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



SHOWER ROOM

Newly fitted white suite comprising low-level flush wc, hand wash basin with black mixer tap and white floss vanity drawers below, black shelf and vanity mirror above, shower cubicle into recess with Mira shower with chrome riser shower and glass screen, fully tiled walls, central ceiling spotlights (fitted required) UPVC double glazed window, extractor fan, wood panelled door.



BATHROOM

A newly fitted bathroom comprising of a white suite comprising P-shaped bath with chrome mixer taps to the side and chrome drench head and hand held mixer shower over, wash hand basin with black vanity unit under, low-level flush wc, fully tiled walls, opaque window, inset ceiling spotlights (need fitting).



LOUNGE

Dual aspect multi-paned windows, inset spotlights (needs fitting), a focal point fireplace with black slate hearth and antique marble surround, white painted storage shelves and base cupboards either side of the fireplace, coved ceiling, wooden flooring.



BEDROOM TWO

With hard wood flooring, wooden window overlooking the rear garden, enclosed storage cupboard/useful wardrobe space.



NEWLY FITTED STAIRCASE WITH WOODEN HAND RAIL LEADING TO FIRST FLOOR LANDING

Airing cupboard housing the newly fitted hot water tank.

BEDROOM ONE

With dual aspect multi-paned windows, original four panelled wooden door, hard wood flooring, inset ceiling spotlights (needs fitting), focal point fireplace and surround.

BEDROOM THREE

Triple aspect, multi-paned windows, hard wood flooring, inset ceiling spotlights (needs fitting), feature fireplace with slate hearth and marble surround.

GARDENS

To the front there is a picket gate with steps leading to the front door. Set on a substantial plot, lawns surround the property with edged with a variety of plants, shrubs and trees. There is a single garage in situ and a useful home office. A beautiful pathway in herringbone brick leads to the front door.



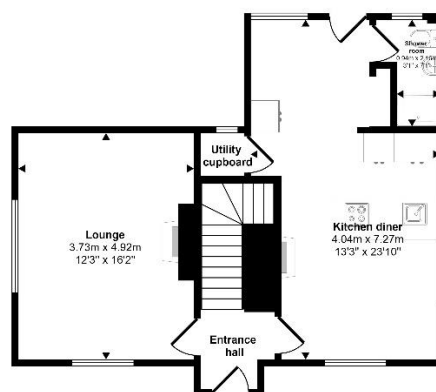
MYLOR CREEK



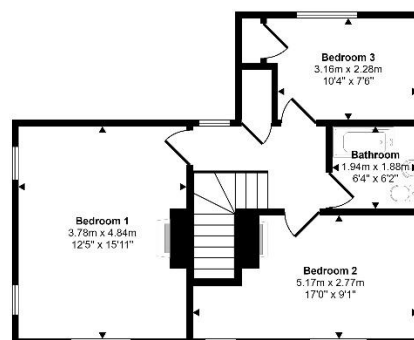
COUNCIL TAX Band F.

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.



Ground Floor
Approx 54 sq m / 586 sq ft



First Floor
Approx 53 sq m / 575 sq ft

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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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