



Mylor Bridge

A four bedroom, detached residence of interesting and unique architectural design
Spacious and well-proportioned accommodation
Flexible accommodation (can be used as a house or bungalow)
Good location in a popular creekside village
Double glazing and central heating throughout, pleasant enclosed rear garden
Views over Mylor, open countryside and creek below
Garage and driveway parking facilities
Viewing highly recommended to avoid disappointment

Guide £550,000 Freehold

ENERGY EFFICIENCY RATING
BAND E

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

01326 311400
www.kimberleys.co.uk

REF: SK7139



This is a well presented, detached four bedroom house set in a popular residential development within the highly desirable creekside village of Mylor Bridge, yet conveniently positioned for access by road to the harbour side towns of Falmouth, Penryn and the Cathedral City of Truro.

The well-proportioned property is deceptive from the outside and offers spacious and flexible accommodation throughout as the property was originally built as a high end bungalow. A further floor was added in later years to enhance the property further with the addition of extra bedrooms and a bathroom.

The accommodation in brief comprises; entrance porch with further doorway leading to a spacious reception hall, staircase leading to a galleried landing overlooking the hall, 17' living room with feature open fireplace, 15'7" fitted kitchen, separate dining room and additional sun room that opens onto the gardens, bathroom with four piece suite and two ground floor double bedrooms. On the first floor there is a further shower room and another two large bedrooms (four in total) with the principal being 23' with the potential of being separated further. Outside the property is a driveway with parking that leads to a 17'9" garage with utility area to the rear. At the front of the property there is a landscaped garden. The majority of the gardens to be found to the rear with its pleasant enclosed gardens having a good degree of privacy. This area is mainly laid to lawn and has a patio, mature plant and shrub borders.

Cogos Park is within walking distance of the centre of this popular and well appointed creekside village which offers a wide range of local amenities including a convenience store, newsagents, sub post office, The Lemon Arms Public House, butchers, fresh fish shop, a highly regarded village store, dentists, hairdressers and a primary school. Mylor Yacht harbour is nearby and is an area of outstanding natural beauty with its idyllic creeks and miles of country and riverside walks on your doorstep.

**As the vendors sole agents, we highly recommend an early appointment to view.
Why not call for your personal viewing today?**

THE ACCOMMODATION COMPRISES:

A pathway leads through the front garden to a UPVC double glazed front door.

ENTRANCE PORCH 1.68m (5'6") x 1.68m (5'6")

With outlook over the front garden, ceiling light, UPVC double glazed window to the side, carpeted floor, glazed door with side window opens onto the main hallway.

MAIN HALLWAY 4.50m (14'9") x 1.68m (5'6")

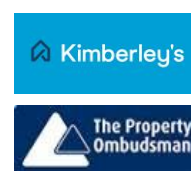
An impressive large open space with an open tread staircase leading to a galleried landing overlooking the hallway, Velux window/skylight, radiator, storage cupboard, wall lights. Doors lead off to the living room, kitchen, bathroom, and two ground floor bedrooms.

LIVING ROOM 5.18m (17'0") x 4.27m (14'0")

A light and airy room due to large UPVC double glazed windows to the front and side, feature open fireplace with metal canopy, slate surround and hearth, textured ceiling with ceiling light, two radiators, carpet, small paned glazed door to hallway and a doorway with step leading up to the dining room.



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.



KITCHEN 4.75m (15'7") x 2.21m (7'3")

Fitted with a range of base and wall units comprising of cupboards and drawers with timber painted doors with brass handles, roll top worktop surfaces with tiled splashback incorporating a stainless steel 1 1/2 bowl sink with drainer and mixer tap, four ring electric hob, built in stainless steel oven and a built in combination cooker/microwave, recess for fridge and freezer, recess and plumbing for dishwasher, UPVC double glazed window with outlook over the garden to Mylor Creek in the distance, textured ceiling with spotlight arrangement, door to hallway, dining room and rear sun room with access to the gardens.



DINING ROOM 3.96m (13'0") x 2.90m (9'6")

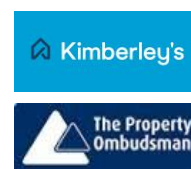
Textured ceiling with ceiling light, UPVC double glazed windows to side, radiator, carpets, sliding patio doors opening onto the sun room.



SUN ROOM 2.92m (9'7") x 1.75m (5'9")

Enjoying a lovely outlook over the enclosed rear garden with Mylor and the creek. Textured ceiling with fan unit, UPVC double glazed window to the side, UPVC sliding patio doors opening onto the rear patio and gardens, door to kitchen.

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.



BATHROOM 2.44m (8'0") x 2.29m (7'6")

A well appointed bathroom comprising of a four piece suite with a panel bath with splashback, separate tiled shower cubicle, low-level WC, pedestal wash handbasin, heated towel rail, UPVC double frosted window, textured ceiling with ceiling light, tiled flooring.



BEDROOM FOUR 3.45m (11'4") x 3.23m (10'7")

A dual aspect room with two UPVC double glazed windows overlooking the gardens with Mylor boatyard in the distance, textured ceiling with ceiling light, radiator, carpet.

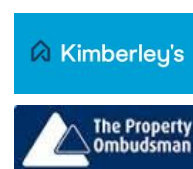


BEDROOM THREE 3.86m (12'8") x 3.23m (10'7")

Fitted with a range of built in wardrobes with clothes rails and storage over, radiator, carpeted, UPVC double glazed window with outlook over the front garden.



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.



STAIRS AND LANDING

A staircase leads to a galleried style landing with a balustrade overlooking the entrance hall, Velux window, radiator, laminate flooring, doors leading to a shower room and two further bedrooms.

SHOWER ROOM

A modern shower room comprising; four piece suite with a shower cubicle, wash hand basin set within a vanity unit with cupboards and drawers under, roll top surface, matching WC with a hidden cistern and bidet, tiled walls, down lights, Velux windows, radiator and laminate flooring.



BEDROOM ONE/PRINCIPAL BEDROOM 7.09m (23'3") x 4.22m (13'10")

This light and airy area is set on two levels with Velux windows either side. The ones to the rear enjoy views over the village to the creek below. Feature circular UPVC double glazed windows to the side, two radiators, doors to storage in eaves, wall lights with exposed beams, laminate flooring.



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.



BEDROOM TWO 4.52m (14'10") x 4.27m (14'0") F

Fitted with a range of built in wardrobes, cupboards and drawers, two Velux windows enjoying the views over the village and creek below, door to storage in eaves, radiator, textured ceiling with downlights. Carpeted.



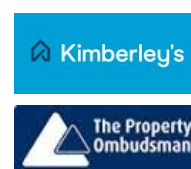
OUTSIDE Driveway with parking.

GARAGE 5.41m (17'9") x 2.69m (8'10") With a remote control up and over door, storage in eaves, utility area with stainless steel sink with drainer and storage under, recess and plumbing for washing machine, Worcester oil fired central heating boiler providing domestic hot water and central heating facilities, UPVC double glazed window with outlook to rear and a UPVC courtesy door opening onto the rear path and gardens.

GARDENS The majority of the gardens can be found to the rear and is mainly laid to lawn with mature plant and shrub borders and hedging giving a good degree of privacy. There is a further patio area and access to the side. A path leads to an area where you will find the oil tank. There is a garden shed measuring 8' x 6'



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.



SERVICES Mains drainage, water and electricity.

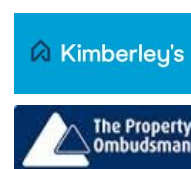
COUNCIL TAX Band D.

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.



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.





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.

