



14 Comfort Road, Mylor Bridge

Guide Price £295,000



Heather & Lay
The local property experts

- Expanded semi-detached cottage
- Lovely situation in creekside village
- 3 Bedrooms
- Generous separate sitting & dining rooms
- Kitchen/breakfast room
- First floor bathroom/WC & downstairs cloakroom
- Small front garden with rear parking space
- No onward chain

Council Tax band: C

Tenure: Freehold

EPC - D

SERVICES: Mains electricity, water & drainage. Oil-fired central heating

THE PROPERTY

For about 30 years this semi-detached cottage has been a very happy holiday home for its current owner and family who have loved being here. Advancing years and less frequent visits means that with a heavy heart it is being sold. Number 14 presents nicely proportioned accommodation thanks to a substantial extension providing 3 bedrooms and two good sized living rooms; the sitting room with French doors to the rear, and a separate dining room. The kitchen has space for a breakfast table and chairs and leads out to a decent rear porch. The family bathroom is situated upstairs and a cloakroom/WC located off the kitchen. Views South to the rear are lovely, looking across the valley to the fields and woods of the Enys Estate. The cottage has a small front garden and a designated parking space to the rear.





THE LOCATION

14 Comfort Road lies on the outskirts of Mylor Bridge within a 5-10 minute walk to the village centre and creekside. Mylor has an active, friendly community and excellent facilities that include the Lemon Arms Pub, a well stocked village store, a highly regarded primary school, pre-school and playgroups. There are Doctor and Dentist surgeries, a Post Office and Newsagent, Hairdressers, award winning Butcher's shop plus a Fishmonger. The Village Hall has an extensive programme that includes exhibitions, a history group, keep-fit classes and monthly cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields plus a regular bus service running to Falmouth and Truro. Small wonder that the Sunday Times has named Mylor Bridge as 'One of the Best Places to Live' and that it is one of the most desirable villages around.

The village is located approximately 4 miles from the harbour town of Falmouth and 8 miles from the Cathedral City of Truro - both of which have good schools, excellent shops, business and recreational facilities.

Mylor Creek is a tributary of the River Fal, leading into the Carrick Roads with access to some of the best day sailing waters in the country. There are a number of yacht clubs nearby including those at Restronguet, Mylor, Flushing and several in Falmouth. Mylor Harbour, just a short distance away, has remarkable facilities including a Marina with pontoon and swinging moorings, chandlers, marine services plus restaurants and a general store/café.



ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE) Canopy over the glazed front door into.....

HALLWAY

Double glazed window to front, turning stairs to first floor. Under stair cupboard. Radiator. Coat hooks. RCD fuse box. Door to dining room (through to kitchen). Door to.....

SITTING ROOM

14' 9" (4.5m) increasing to 18' 3" (5.56m) x 11' 8" (3.56m) UPVC double glazed French doors facing South, to rear. Former fireplace (non-functional) with timber and tiled surround and slate hearth. Radiator. Wall lights.

DINING ROOM

13' 6" x 11' 4" (4.11m x 3.45m)

Two double glazed windows to rear. Radiator. Access through to.....

KITCHEN/BREAKFAST ROOM

11' 10" x 11' 8" (3.61m x 3.56m)

Range of pine fitted base and eye level cupboards with roll top work surfaces and inset stainless steel sink and drainer with mixer tap. Double glazed door and a sash window through to the rear porch. Space for cooker and white goods. Extractor. Ceiling spotlights. Radiator. Door to.....

CLOAKROOM

White WC and hand basin.

REAR PORCH

12' 9" x 4' 3" (3.89m x 1.30m)

Double glazed window to rear (overlooking the neighbouring garden). Monopitch polycarbonate roof. Tile floor. Panel and glazed door outside and to the parking space.





FIRST FLOOR

Twice turning stairs, passing a double glazed window to the side, up to the

LANDING

Central heating thermostatic control. Access to loft space. Doors to three bedrooms and.....

BATHROOM

8' 3" (2.51m) reducing to 5' 10" (1.78m) x 6' 10" (2.08m) Obscure double glazed window to front. White three piece suite comprising button flush WC, hand basin and metal panel bath with electric shower over. Radiator. Extractor. Door to shelved airing cupboard housing electric immersion heater.

BEDROOM ONE

11' 10" x 10' (3.61m x 3.05m) to face of built-in wardrobe and cupboard space. Two UPVC double glazed windows to rear with glorious Southerly outlook across the valley to natural wooded countryside view at Enys. Hand basin. Radiator.

BEDROOM TWO

13' 10" x 9' 0" (4.22m x 2.74m)

Two UPVC double glazed windows to those lovely South facing wooded valley and countryside view. Hand basin. Radiator.

BEDROOM THREE

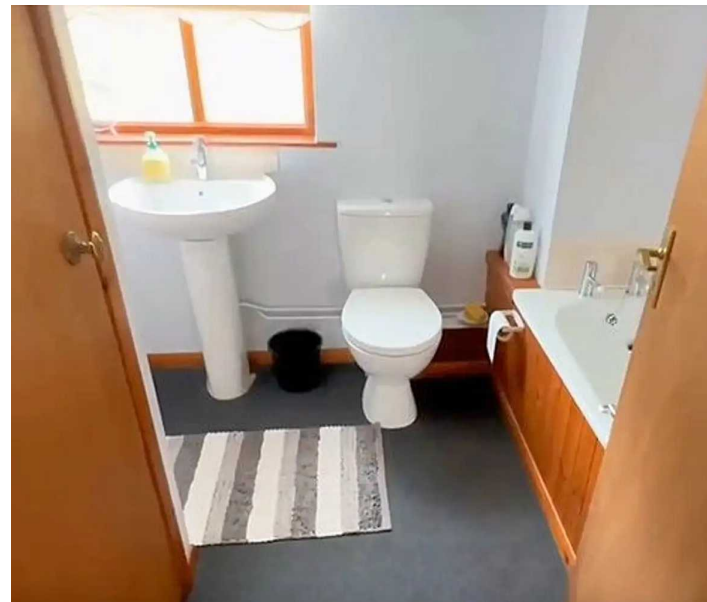
11' 4" x 6' 10" (3.45m x 2.08m) into front facing double glazed dormer window. Restricted head height in part. Access to eaves cupboard.

OUTSIDE

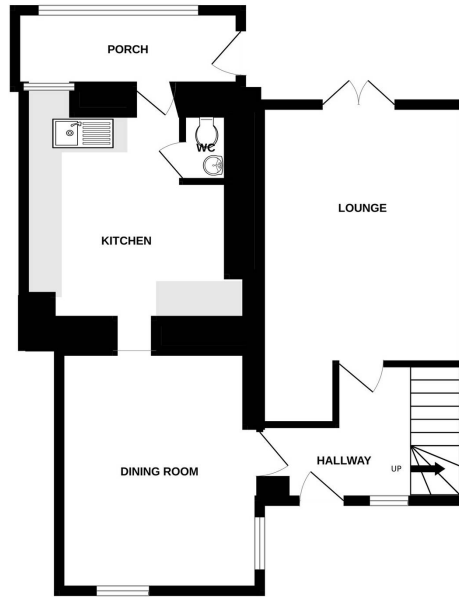
Access to the front down steps leading to the front door. A small sheltered, paved area of garden with timber shed and oil tank. Wall with raised bed, camellia and shrubs. Path around to the side and....

REAR

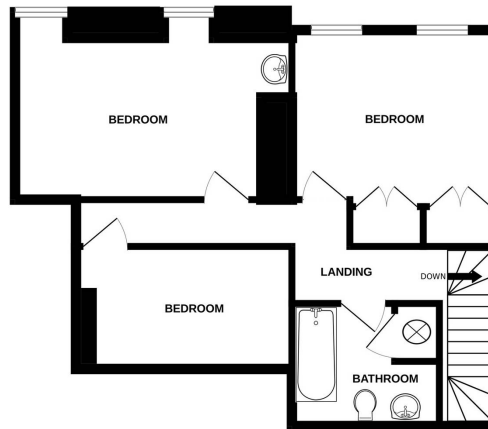
A pathway leads around the property to the rear where there is a tarmac based parking space and access to the rear entrance.



GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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