



7 Cogos Park, Mylor Bridge

Guide Price £395,000



Heather & Lay
The local property experts

THE LOCATION

Number 7 lies at the head of a cul de sac off Cogos Park, with little or no passing traffic and a rear garden that faces South and East. Cogos Park is a relatively modern development built on the outskirts of Mylor Bridge, approximately half a mile from the creek and a little closer to the village amenities. 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 Butchers 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.







- Detached bungalow in creekside village
- Select cul de sac position
- 2 Double bedrooms
- 16' living room, conservatory/dining room
- Kitchen/breakfast room
- Private, established South & East facing rear garden
- Garage & driveway parking space
- Perfectly liveable but would benefit from modernisation
- No onward chain

THE PROPERTY

7 Cogos Park presents a great chance to buy an appealing detached bungalow, at a competitive price point, within this most sought-after of creekside villages and communities. Although comfortable and liveable as is, most prospective buyers will budget for modernisation and perhaps to reconfigure and expand, subject to necessary consents. Good to have two double bedrooms, one accessing the rear garden via sliding patio doors, together with decent 'living' space comprising a 16' sitting room, a conservatory and fitted kitchen/breakfast room. Windows are UPVC double glazed and warmth is provided by electric panel heaters throughout. The property is nicely screened from the close road by established, shrubs whilst at the rear is a lovely established if somewhat overgrown garden, with good privacy and aspect to enjoy summer sunshine for much of the day. Driveway parking space is excellent for three cars, leading to a single garage with an elderly roof and timber shed behind. What a chance this is, for sale with no onward chain and great possibilities - unhesitatingly recommended.

ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE) From the driveway and garage, gentle steps up to a UPVC double glazed door into....

CONSERVATORY/DINING ROOM 14' 0" x 9' 2" (4.27m x 2.79m) Facing South and East, overlooking the established garden. A useful addition at Number 7 with block base wall, UPVC double glazed windows atop and a polycarbonate monopitch roof. Ceramic tile floor. Electric panel heater. Plumbing and space for washing machine and tumble dryer. Door to garden. UPVC double glazed door to.....





UTILITY/PORCH

Space and plumbing for washing machine. Door to rear garden.

KITCHEN/BREAKFAST ROOM 13' 7" x 10' 5" (4.14m x 3.18m)

A good size with UPVC double glazed window, looking through the conservatory and into the garden. Oak trimmed range of base and eye level cupboards, roll top work surfaces and inset one and a half bowl stainless steel sink and drainer with mixer tap. Chest height 'Hotpoint' oven and grill, touch control induction hob and extractor. Space for fridge/freezer and dishwasher. Electric night storage and panel heater. Door to....

HALLWAY

'L' shaped, glazed door to porch and front door. Electric night storage heater. Panel door to deep coat/storage cupboard. Double doors to airing cupboard housing electric hot water tank and immersion. Panel doors to two bedrooms, shower room/WC and....

SITTING ROOM 16' 4" x 11' 5" (4.98m x 3.48m)

Picture UPVC double glazed window to front. Electric night storage heater. Fireplace surround (non functional) with inset electric fire.

BEDROOM ONE 11' 6" x 10' 3" (3.51m x 3.12m)

UPVC double glazed window to front. Built-in wardrobe and cupboard space. Dressing table and chest of drawers. Electric panel heater.

BEDROOM TWO 11' 6" x 10' 5" (3.51m x 3.18m)

Sliding UPVC double glazed door out on the terrace and rear garden. Fitted wardrobe, dressing table and chest of drawers. Electric panel heater.

SHOWER ROOM/WC 6' 7" x 5' 5" (2.01m x 1.65m)

Fully floor and wall tiled. White three piece suite comprising dual flush WC, hand basin with cupboard beneath. Walk-in corner shower cubicle with 'Mira Sport' shower. Curved glass screen. Obscure glazed window to rear. Chrome heated towel radiator. Extractor.





GARDEN

Number 7 lies within a good-sized, relatively level and established, richly stocked garden, facing South and East to the rear. The driveway measures a useful 44' (13.41m) in length to the garage x 13' (3.96m) wide with room to comfortably park three cars. Steps and rail to the side entrance. Path and steps to the front door. The front garden is nicely screened from the Close road and neighbouring property, by some fine shrubs and a mimosa tree. Slate base terrace. Pathway around to the....

REAR GARDEN

This is a lovely enclosed and private space facing South and East and able to enjoy summer sunshine for much of the day from its two terraces, one beside the bungalow and one at the garden's end. Established, with some fine shrubs, small trees and plants as well as spring and summer flowering bulbs. Stepping stones and rope tile edged pathways meander through and around to paved terraces, and an old arch adorned with clematis and honeysuckle. Some fine camellia and azalea.

GARDEN

SINGLE GARAGE 17' (5.18m) x 9' 5" (2.87m) reducing to 8' 7" (2.62m) Block built with failing roof. Metal up and over door. Power and light. Behind the garage is an elderly

TIMBER SHED 8' 10" x 6' (2.69m x 1.83m) With window into the garden.

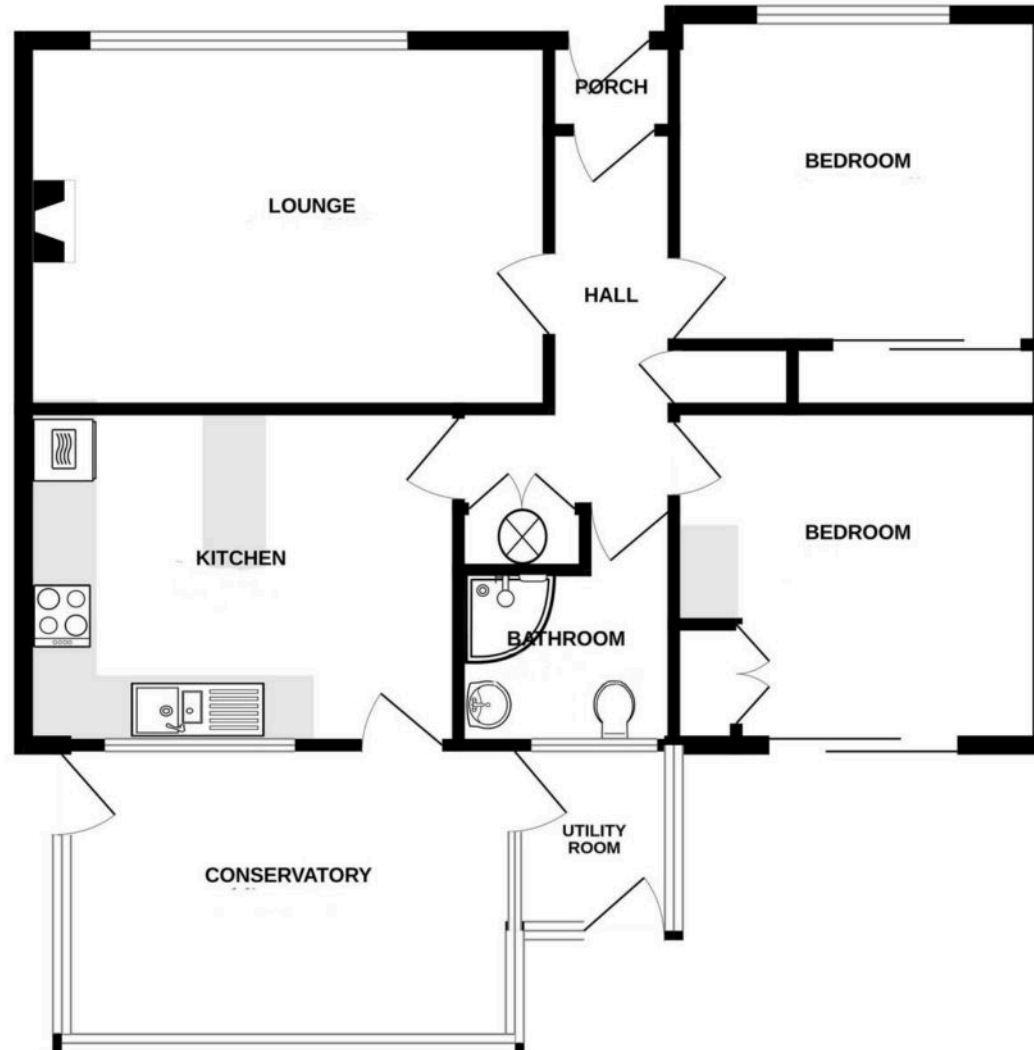
Council Tax band: D

EPC Energy Efficiency Rating: D

SERVICES: Mains electricity, water & drainage



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



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TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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