



3 Eglos Meadow, Mylor Bridge

Guide Price £345,000



Heather & Lay  
*The local property experts*



- Great value, expanded, end terrace of three modern home
- Cul de sac in much sought-after creekside village
- 4 Bedrooms (one ensuite)
- Separate sitting & dining rooms & conservatory
- Modern fitted kitchen/breakfast room & utility room
- Sunny, level enclosed rear garden
- Parking space
- SECTION 157 LOCAL OWNERSHIP RESTRICTION (please see agents' note)

#### THE LOCATION

Eglos Meadow is a cul de sac leading off Parc Peneglos, on the outskirts of Mylor. From here, the village centre, and creekside are all within a leisurely 10 minute walk. 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, a recently opened Deli and Coffee Shop, 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, chandlery, marine services plus restaurants and a general store/café.







## THE PROPERTY

This superb modern house was once in the ownership of the local authority before purchase by our client. A growing family meant the property was meaningfully expanded with a two storey extension now providing remarkably generous four bedroom, three living room accommodation, including the conservatory. All is so practical with those separate sitting and dining rooms as well as a generous fitted kitchen/breakfast room and utility room. One of the bedrooms has an ensuite bathroom in addition to the family shower room and separate WC. An oil fired boiler fuels radiator central heating and hot water and windows and doors are UPVC double glazed. Beyond the conservatory is an enclosed and level, good-sized area of garden designed with maximum enjoyment and minimal maintenance in mind. To the front is parking space 'off-road'. This represents a fantastic opportunity for those who have lived or worked in Cornwall for a minimum of three years, to own a spacious, appealing home within this most sought-after of creekside villages.

## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

Obscure UPVC double glazed door and side pane into...



## ENTRANCE HALL

Radiator. Built-in louver door cupboards, upper cupboard housing the electrical tripping switches. Wooden effect laminate flooring throughout. Access to....

## INNER HALL 8' 3" x 5' 4" (2.51m x 1.63m)

Radiator. Shelved recess. Multipane door to kitchen/breakfast room through to utility room and sliding multipane door to....

**DINING ROOM 12' 7" (3.84m) x 11' 2" (3.4m) reducing to 9' 8" (2.95m)** Twin UPVC double glazed windows to front. Fireplace with recessed and inset multifuel stove on a slate hearth. Timber mantle. Radiator. Pine and glazed doors to....









#### **SITTING ROOM 18' 6" x 10' 10"** (5.64m x 3.30m)

Including the staircase rising to the first floor. Radiator. UPVC double glazed window and French doors into the....

#### **CONSERVATORY 16' 0" x 8' 0"** (4.88m x 2.44m)

Block base wall, UPVC double glazed windows to side and rear and French doors out into the rear garden. Monopitch polycarbonate roof.

#### **KITCHEN/BREAKFAST ROOM 15' 5" (4.7m) x 10' 4" (3.15m)**

reducing to 8' 2" (2.49m) A great room with two front facing UPVC double glazed windows and one to the side. White flush fronted base and eye level cupboards with roll top work surfaces and inset composite sink and drainer with mixer tap. Recess for electric cooker. Curved and stainless steel extractor hood. Larder cupboard. Room for a table and chairs. Radiator. ceiling spotlights. Multipane pine door to....

#### **UTILITY ROOM 8' 0" x 6' 10"** (2.44m x 2.08m)

Obscure UPVC double glazed door to rear. Worktops. 'Grant' oil-fired boiler fuelling radiator central heating and hot water supply. Space for fridge/freezer and space and plumbing for washing machine and tumble dryer.

#### **FIRST FLOOR** Stairs and rail to....

#### **LANDING**

Radiator. Access to loft space. White panelled doors to four bedrooms shower room and....

#### **SEPARATE WC**

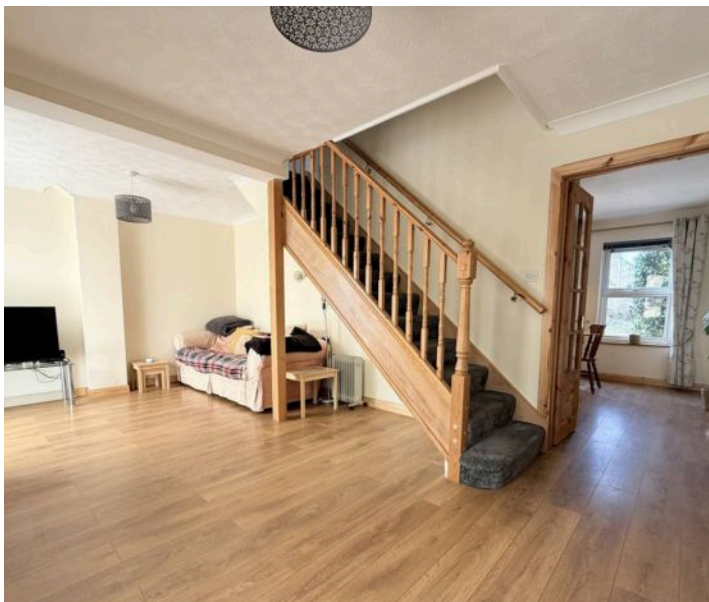
Dual flush WC. Radiator. Ceramic tile floor. Extractor.

#### **SHOWER ROOM 6' 10" x 4' 10"** (2.08m x 1.47m)

Obscure UPVC double glazed window to rear. Laminate floor and easy clean walls. Corner shower cubicle with 'Triton' electric shower. Hand basin with cupboard beneath. Heated towel radiator.

#### **BEDROOM ONE 11' 5" x 7' 8"** (3.48m x 2.34m)

UPVC double glazed window to rear. Radiator. Open wardrobe recess.







**BEDROOM TWO** 11' 5" x 11' 2" (3.48m x 3.40m)

Twin UPVC double glazed windows to front. Open wardrobe recess. Radiator.

**BEDROOM THREE** 13' 4" (4.06m) x 9' 6" (2.9m) reducing to 7' 10" (2.39m) Twin UPVC double glazed windows to front. Radiator. White panelled door to....

**EN SUITE** 7' 0" x 6' 0" (2.13m x 1.83m)

Wall and floor tiled. Obscure UPVC double glazed window to side. White three piece suite comprising panel bath, dual flush WC and hand basin. Loft access. Heated towel radiator. Extractor.

**BEDROOM FOUR** 8' 5" x 6' 10" (2.57m x 2.08m)

UPVC double glazed window to front. Radiator.

**AGENTS' NOTE**

This property is subject to a S157 restriction which requires buyers to have lived or worked in Cornwall for a period of at least three years, prior to ownership.

**ESTATE CHARGE** Estate maintenance charge approx £28.00 - £30.00 per annum

**FRONT GARDEN** Off-road parking space. Camellia. Corner raised bed containing pierus, azalea and climbers.

**REAR GARDEN** About 30' (9.14m) deep x 27' (8.23m) wide. A super, enclosed, relatively level area arranged for minimal maintenance and maximum enjoyment with its paved terrace and timber decking. Granite chip pathways and raised stone edge beds containing shrubs, plants, roses, acer and spring flowering bulbs. Oil storage tank.

**TIMBER SHED** 8' x 6' (2.44m x 1.83m) Side gate, tap, lights and water butt. Access from conservatory French doors and utility room.

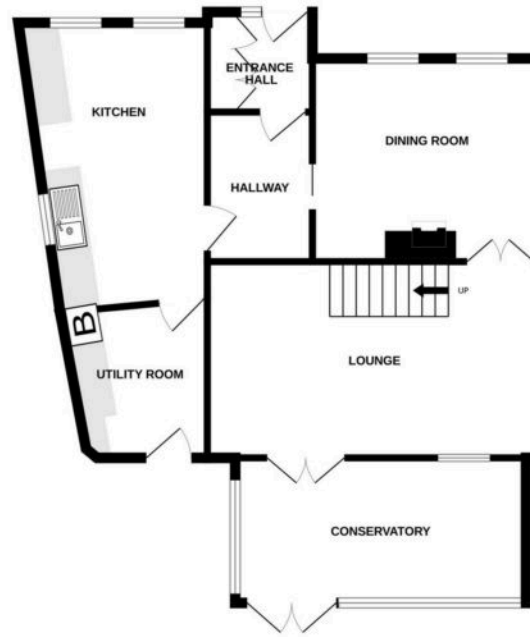
EPC - D

Council Tax band: C

Services: Mains electricity, oil fired central heating, water & drainage.



GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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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