



Cogos Avenue, Mylor Bridge, Falmouth, TR11 5FY

£140,000

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S A L E S

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Cogos Avenue, Mylor Bridge, Falmouth, TR11 5FY

This beautifully presented 2 Double Bedroom Semi-Detached bungalow is offered to the market under Shared Ownership of 40% purchase 60% rental via Live West.





Description

This beautifully presented 2 Double Bedroom Semi-Detached bungalow is offered to the market under Shared Ownership of 40% purchase 60% rental via Live West.

The accommodation is as follows: The entrance door opens into the welcoming spacious hallway with doors opening into the following: The light and airy open plan kitchen/dining/ living room is of a good size with the kitchen area having a range of cream wall and base units with built in double oven and grill with electric hob and extractor fan over with integrated dishwasher with space for the fridge/freezer, washing machine and tumble dryer. The living area is cosy with patio doors opening into the rear garden. The 2 Double Bedrooms are of a generous size being light airy. The family bathroom is fitted with a white suite. The attractive rear garden is fully enclosed with a patio seating area to the side, steps lead down to a low maintenance area having a range of attractive flowers and shrubs with a seating area. There is driveway parking for 2 cars which can be found to the side of the property.

There is also a section 106 on the property for people who have a local connection along with an age restriction of 55 years and over.

The property benefits of the remainder of a 12 year NHBC Warranty to 2029 (built in 2017)

Location

Mylor Bridge is particularly well-served, with local amenities including a village store/post office, butchers, fishmongers, newsagents, doctors' surgery, dentists and local public house, all within walking distance. For sailing enthusiasts, Mylor Yacht Harbour is easily





Open Plan Living/Dining/Kitchen

7.77m x 4.27m (25'6" x 14'0")

Bedroom

4.27m x 2.74m (14'0" x 9'0")

Bedroom

4.27m x 2.74m (14'0" x 9'0")

Bathroom

2.13m x 1.83m (7'0" x 6'0")

Outside

Agents Note

Tenure: Leasehold 125years from 2017
Monthly service charge £7.80 Monthly building insurance £12.60
Council Tax: C
EPC: D

This property is being sold under a shared ownership scheme via Live West which is 40% owned and 60% rental.
Shared Ownership Rent on 60% payable £411.06

Age Restriction of 55 years plus.

Local Connection

In the first Instance priority will be given to residents with an area local connection to the Parish of Mylor. If no applicants come forward from the Parish of Mylor within a period of 28 days of advertising a person with an Area local connection to the Parishes of Gluvius Perranwerthol and Fock

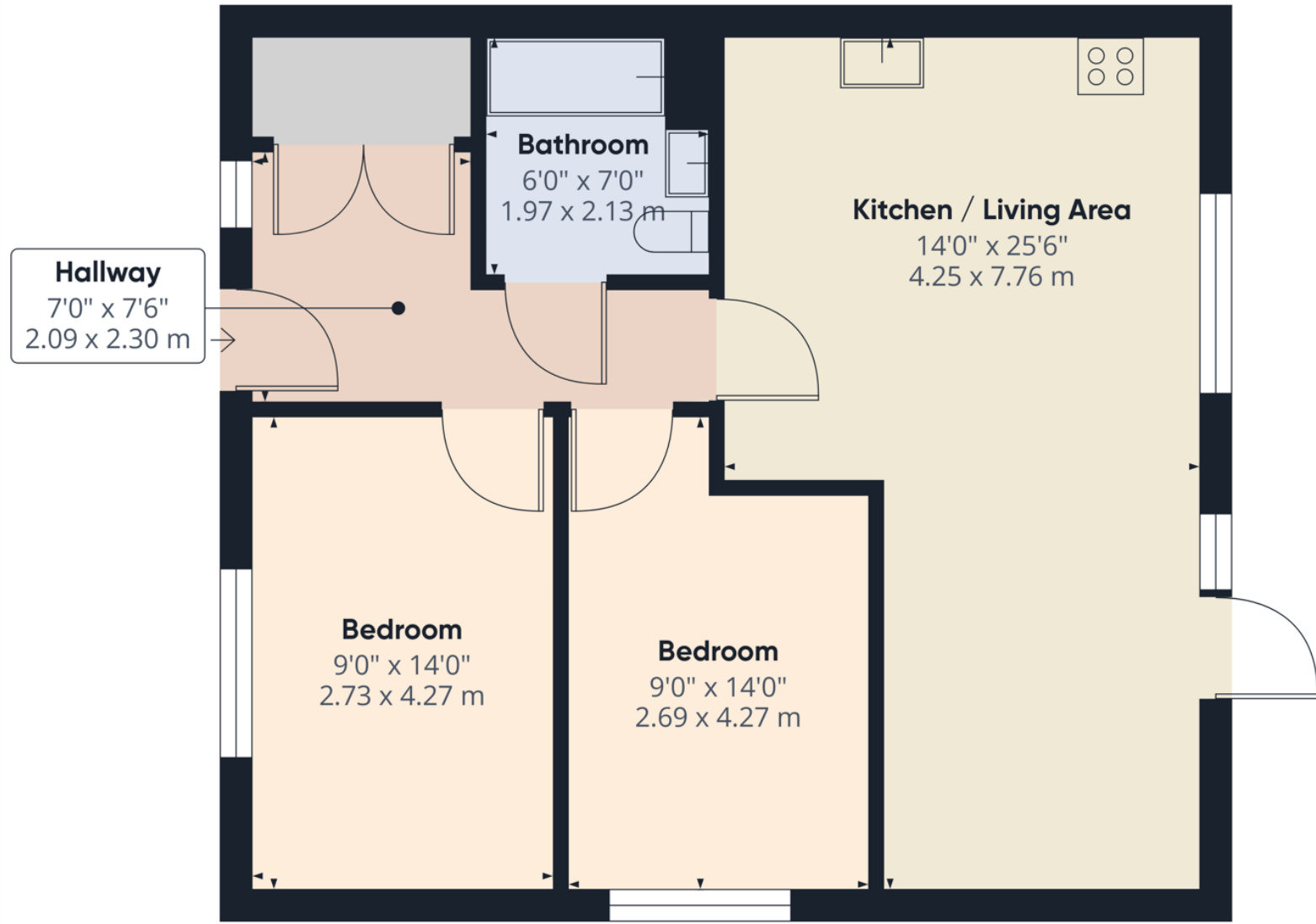


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Regulations 2008. The Agent has not tested any
apparatus, equipment, fixtures and fittings or





Approximate total area⁽¹⁾
683.62 ft²
63.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements