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**Passage Hill,
Mylor Bridge, Falmouth**

**£160,000
Leasehold**





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Property Introduction

This two bedroom upper floor flat is located in the sought after creekside village of Mylor Bridge. Positioned above the newsagents in the centre of the village with access at rear elevation, steps lead up to a generous terrace which is shared with one other apartment. The entrance opens to a modern kitchen that opens to a light and bright lounge/diner. There are two double bedrooms and a wet room.

Parking can be found on the roadside around the village or in the free car park a few hundred yards away. The village has a well stocked village shop, newsagents, Public House, doctors surgery, a butchers, fishmongers, pre-school and junior school. This property we feel would be ideal as a first time purchase or as a bolt hole or a lock up and leave.

Location

Mylor Bridge is an extremely popular and sought after creekside village, ideal for the keen sailor and enthusiastic walker, there are many beautiful country walks surrounding the village. There is very much a community in Mylor Bridge with the Primary School, Village stores, Post Office/Newsagents, Public House, Doctors surgery and pharmacy and dentist surgery.

Many annual events are held in the village halls, at the creekside playing fields and good food is available in the pub in the centre of the village and at the creekside Pandora Inn.

There is a bus service to the nearby towns of Penryn, Falmouth and Truro.

ACCOMMODATION COMPRISES

External steps at the rear of the property lead up to the paved terrace. Part glazed entrance door opening to:-

KITCHEN 9' 11" x 7' 3" (3.02m x 2.21m) maximum measurements

Range of high gloss wall and floor mounted cupboards with worktop over incorporating a one and a half bowl sink and drainer. Integrated washer/dryer, integrated fridge and built-in oven and hob

with extractor above. Tiled surround. Double glazed window. Cupboard housing immersion tank. Ceiling spotlights. Glazed door opening to:-

LOUNGE/DINING ROOM 13' 9" x 11' 11" (4.19m x 3.63m)

Double glazed window. Electric wall mounted 'Rointe' heater. Space for dining table. Aerial socket. Opening to inner vestibule. Door to:-

BEDROOM ONE 13' 9" x 8' 7" (4.19m x 2.61m)

Double glazed window. Fitted blind. Wall mounted 'Rointe' electric heater.

INNER VESTIBULE

Wall mounted heated towel rail. Doors off to:-

BEDROOM TWO 9' 11" x 8' 7" (3.02m x 2.61m)

Double glazed window. Wall mounted 'Rointe' electric heater.

WET ROOM

Obscured double glazed window. Low level concealed cistern WC, wall hung wash hand basin with mirror above and wall mounted shower with rain head. Extractor fan. Tiled floor and walls.

LEASEHOLD INFORMATION

Remainder of 999 year lease commencing 1st January 2007. £200 per year service/maintenance charge to include peppercorn ground rent, buildings insurance £100 per year.

SERVICES

Mains electric, mains water and mains drainage.

AGENT'S NOTE

The Council Tax band for the property is band 'A'.

DIRECTIONS

Travelling up through the centre of Mylor Bridge you will see the the village stores on your right hand side and beyond this is the newsagents/Post Office. For viewing purposes we would suggest to park in the free car park opposite the village stores. The apartment is accessed via the rear of the building. If using What3words:- keen.arranger.sunroof



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Located in popular creekside village of Mylor Bridge
- Upper floor flat
- Situated in the centre of village
- Light and airy accommodation
- Two double bedrooms
- Modern kitchen
- Lounge/diner
- Modern wet room
- 'Rointe' modern electric heaters
- Situated within walking distance of the village amenities



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01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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