



TOM WILLS
PERSONAL PROPERTY AGENTS

3 Mylor Gardens

Mylor Bridge, Falmouth, TR11 5FZ

Guide price £600,000

TOM WILLS



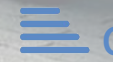
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3 Mylor Gardens

Mylor Bridge, Falmouth, TR11 5FZ

Within this exclusive development by Blue Cedar Homes, a superb detached house, extremely well designed and finished with quality, providing 2-3 bedroom accommodation with glorious south-facing fully landscaped gardens, single garage and private driveway parking.

In summary, this house is ideal for those who require low maintenance, economic and 'easy' living while enjoying a luxurious home.



- Immaculate inside and out
- Highly economic and low maintenance
- Over 55's development
- Currently 2-3 bedrooms (possibility of 4)
- South facing rear garden
- Exceptional landscaped garden
- Garage with electric door
- Off-street driveway parking plus visitors space
- LPG Gas central heating
- Highly desirable village location





THE PROPERTY

The accommodation is extremely well appointed with a luxurious finish and includes granite kitchen worksurfaces, Neff double-oven and microwave, integrated washing machine, 'Duravit' sanitary ware and underfloor heating in bath/shower rooms. Currently laid out with 2 large bedrooms at first floor level with a ground floor bedroom/snug; we understand other houses of the same size/floor area have designed the first floor to accommodate an extra bedroom, should a 3-4 bedroom home be required.

The rear garden of this particular house has been subject to thoughtful and comprehensive landscaping, which includes two 'connected' patio areas with porcelain tiling, contemporary fencing, immaculate lawned areas and flower beds.

WHAT ARE THE MYLOR GARDENS AGE RESTRICTIONS?

The permanent occupier, or a family member living in the property must be aged 55 or over.

CAN A FAMILY TRUST, OR SIMILAR, BUY THE PROPERTY ON BEHALF OF PARENTS?

Ownership of the property is not restricted - only its occupation. The property may be owned by residents, members of their family, friends, charities, trusts, or companies.

HASSLE-FREE LIVING

A well run management company provides a thorough maintenance schedule and total peace of mind. Estate services are available for 12 hours each week, currently Mondays and Fridays. These services encompass tending of the central/circular gardens and front gardens of each house, external decoration, routine external window cleaning, annual gutter cleaning, automatic filling of the shared LPG gas tank providing metered gas for each property. The estate manager may undertake occasional external tasks to assist our residents.

NON-PROFIT ORGANISATION

The financial accounts undergo annual reconciliation. In the event of overpayments, refunds are issued to residents, while any shortfalls are evenly distributed among property owners. It's important to note that the Management Company operates as a not-for-profit organization, prioritizing the well-being of the residents. The 2024 annual charge for all the above services is £3,152 (£788 paid quarterly)

CAN I LOCK UP AND LEAVE THE PROPERTY FOR SEVERAL MONTHS?

One of the many benefits of the property is just this - you can lock up and leave the property for a period of time safe in the knowledge that the Estate Manager will be keeping an eye on it for you.

CAN I LET THE PROPERTY?

Owners may let their property should they wish to, however, any letting period is subject to a minimum period of one year and only qualifying (age restriction) tenants may occupy the property

ARE PETS ALLOWED?

Pets are welcome subject to written agreement

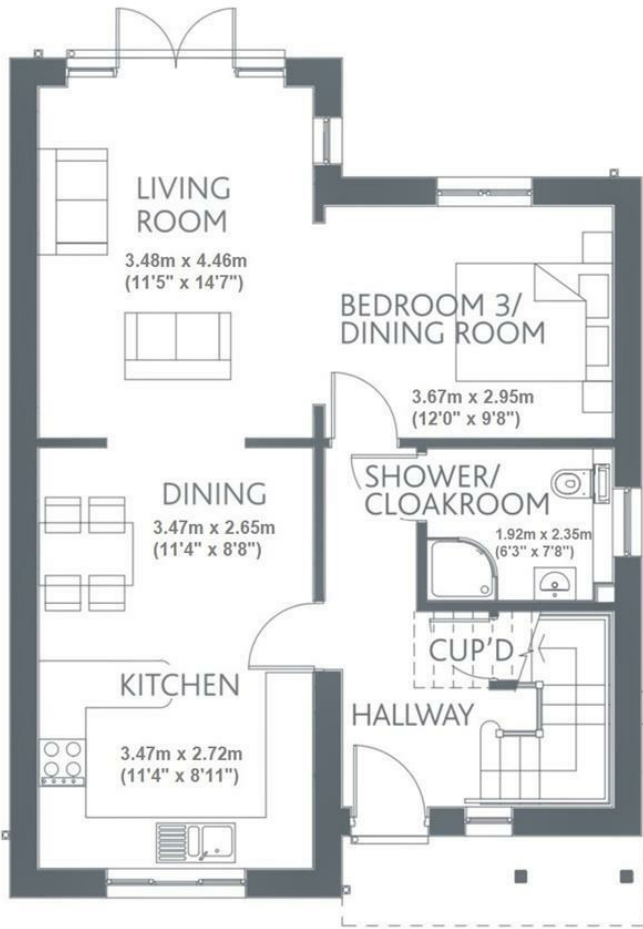
THE SITUATION

Mylor Gardens comprises nine spacious detached homes arranged around a central landscaped garden which features a communal summerhouse and seating for all to enjoy. Each home has its own private rear garden, a good sized garage and an additional parking space. Occupying a lovely quiet edge of village position, within a 15 minute walk of the creek side and superb village amenities which includes a Public House, Village Shop, Butchers, Fishmongers, Dentists, Hairdressers, Primary School and more.

ADDITIONAL INFORMATION

Tenure - Freehold. Possession - Vacant possession upon completion to coincide with the vendors onward purchase (tbc). Services - LPG Gas providing central heating. Mains electricity, water and drainage. Council Tax - Band E. EPC RATING- 77.

VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



GROUND FLOOR

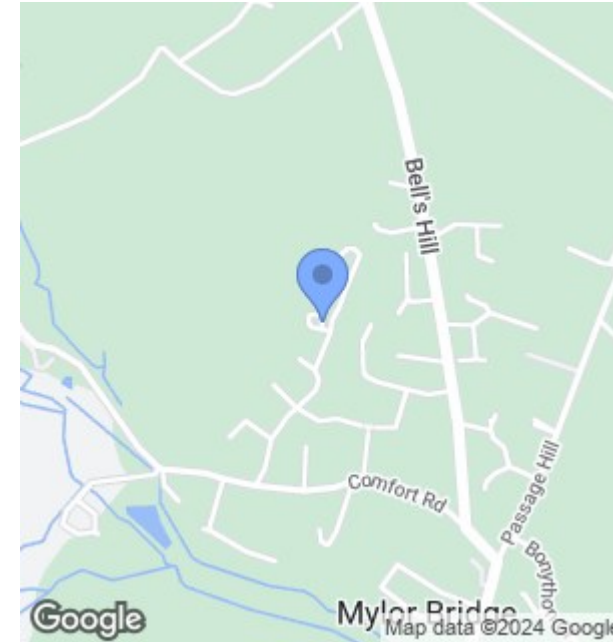


FIRST FLOOR

ALL DIMENSIONS ARE APPROXIMATE - NOT TO SCALE.

Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	