



TOM WILLS
PERSONAL PROPERTY AGENTS

La Chaumiere, 34 Bells Hill
Mylor Bridge Falmouth, TR11 5SH
£365,000



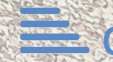
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A beautifully presented and dramatically improved 2 bedroom semi-detached chalet-style house occupying a quiet tucked away position with ample driveway parking to the front and sunny gardens to the rear with large timber garage, various stores and a summerhouse.

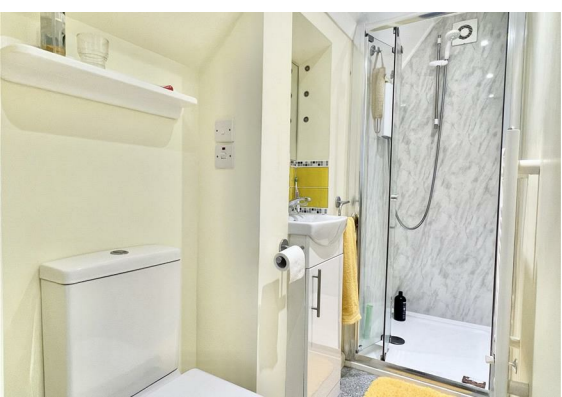
- Semi-detached chalet-style house
- 2 Bedrooms, 2 bath/shower rooms
- Solar panels
- Modern open-plan living
- Timber garage - 20' x 10'
- Various stores plus summerhouse with power and lighting
- Sunny rear garden with verandah
- Large gated parking area
- Tucked away position
- Highly sought-after village location



ADDITIONAL KEY FEATURES

- 20' x 10' timber garage with concrete base, armoured cable with RCD unit, lighting and multiple sockets
- Summerhouse with RCD unit lighting and sockets
- Sunny patio/veranda with outside sockets and light
- Outside tap
- Outside stores/sheds including log store and garden tool shed
- Fully enclosed/secure garden, ideal for pets and children.
- Fully rewired with CO alarms and mains powered Fire/smoke detectors compliant for rental purposes
- Ideal bolt hole/investment property





THE PROPERTY

'La Chaumiere' is a delightful two storey property which has been subject to an internal redesign in recent years providing an improved open-plan layout on the ground floor and installation of a shower room/WC at first floor level. The property also now benefits from a refitted bathroom with electric shower, refitted kitchen with attractive units and fully integrated appliances including an induction hob. 'French' doors lead directly out from the living room onto a sunny patio/veranda leading to a colourful rear garden with brick laid pathway and a pretty pond. Light flows through the open-plan living areas with its dual aspects and a woodburning stove has been installed for cosy feel in the winter. The property is centrally heated, double glazed and also benefits from solar panels. In our opinion, this property requires little or no further improvements.

A large gated driveway/parking area extends down the side of the property to a detached timber garage/workshop, also ideal for storing vehicles and sports equipment. The adjacent summerhouse would be ideal as a home office, as power and lighting is already connected.

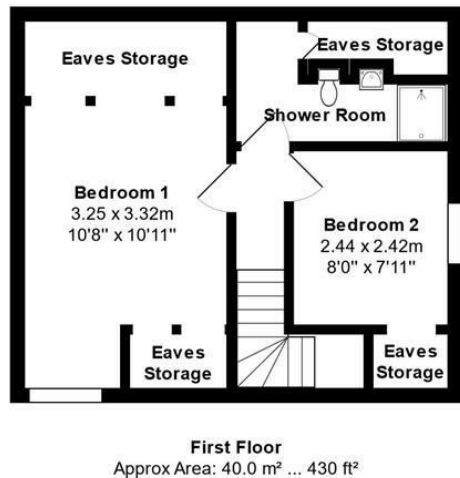
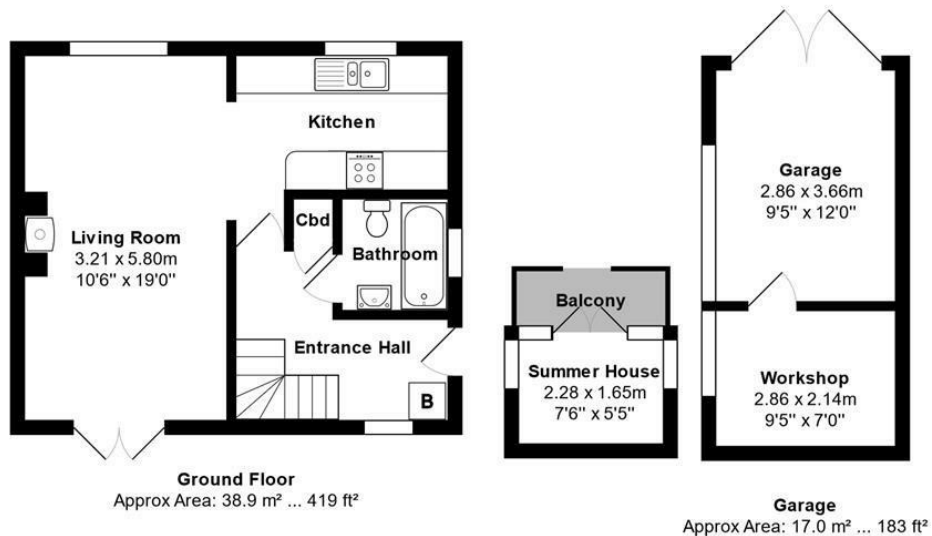
The overall package would suit a variety of buyers, in particular couples and those retired, keen gardeners and those buyers who are searching for a secure gated plot with sunny outside space.

THE SITUATION

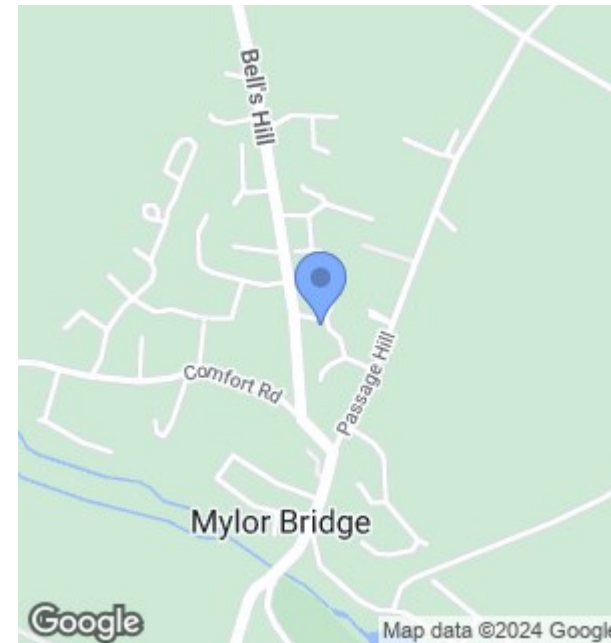
Positioned on a quiet lane connecting Bells Hill with Meadowbank Road/Passage Hill, the property is within a 5 minute walk of the village centre. Consequently access to Mill Quay and the creekside is just a 10 minute walk away, where there are connecting footpaths to Mylor Harbour (35 minutes walk) and around the headland to Restronguet Passage, home to the famous 'Pandora Inn' (25 minutes walk). The village is extremely well-served, with a Primary School, Public House, Village Stores, Fishmongers, Butchers, Dental Surgery, Hairdressers and GP Surgery.

ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage. Oil fired central heating with double bunded tank installed in 2018. Council Tax - Band C. EPC - 72 (C). Vacant possession upon completion. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**



34, Bells Hill, Mylor Bridge, TR11 5SH
Total Approx Area: 79.0 m² ... 850 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		73	
(69-80) C			
(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	

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

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