



TOM WILLS
PERSONAL PROPERTY AGENTS

12 Olivey Place

Mylor Bridge, Falmouth, TR11 5RX

£600,000



4



2



2



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12 Olivey Place

Mylor Bridge, Falmouth, TR11 5RX

A deceptively large chalet-style detached house, set in a quiet close within this highly desirable creek-side village, providing spacious, bright and modernised 4 bedroom accommodation featuring a large living room with wood-burner, 2 bath/shower rooms, low maintenance gardens and integral garaging.

- 4 Bedrooms
- 2 Bath/shower rooms
- Large proportions throughout
- Thoroughly improved
- Highly desirable village
- 2 Reception rooms
- Stylish interior
- Front and rear gardens
- Driveway Parking
- Integral garage





KEY FEATURES

- *Detached chalet-style house
- *Extremely well proportioned
- *Tastefully modernised
- *Large living room
- *Separate dining room
- *Attractively modernised kitchen
- *4 spacious bedrooms
- *2 Bath/shower rooms
- *Sunny gardens with decked terrace, lawn and greenhouse
- *Integral garage
- *Driveway Parking



THE PROPERTY

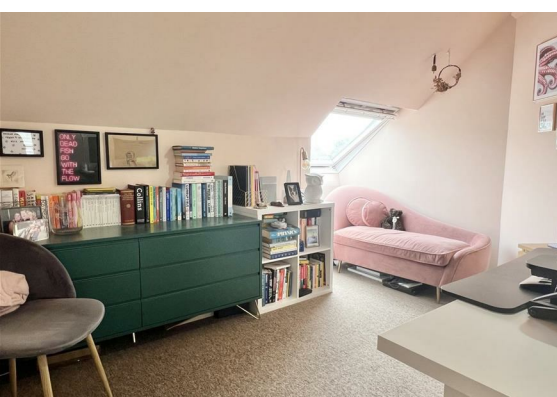
This spacious detached house has been subject to various improvements in recent years including replacement double glazed windows, upgraded kitchen, general modernisation, improved insulation in the roof, full re-rendering of the external elevations, under floor heating within the hallway and ground floor shower room, installation of a wood burning stove and more. The house is now well presented and easy to maintain. With over 1,800 sq feet of accommodation, a large entrance porch and spacious hallway leads to all ground floor rooms, including a double bedroom and adjacent shower room with luxurious fittings, ideal for those wishing to live one one level, with guest accommodation on the first floor, comprising a further 3 bedrooms (two of which are particularly spacious) and family bathroom. Adjacent to the kitchen/breakfast room is a large utility room which accesses the rear garden, together with broad sliding doors from the dining room.



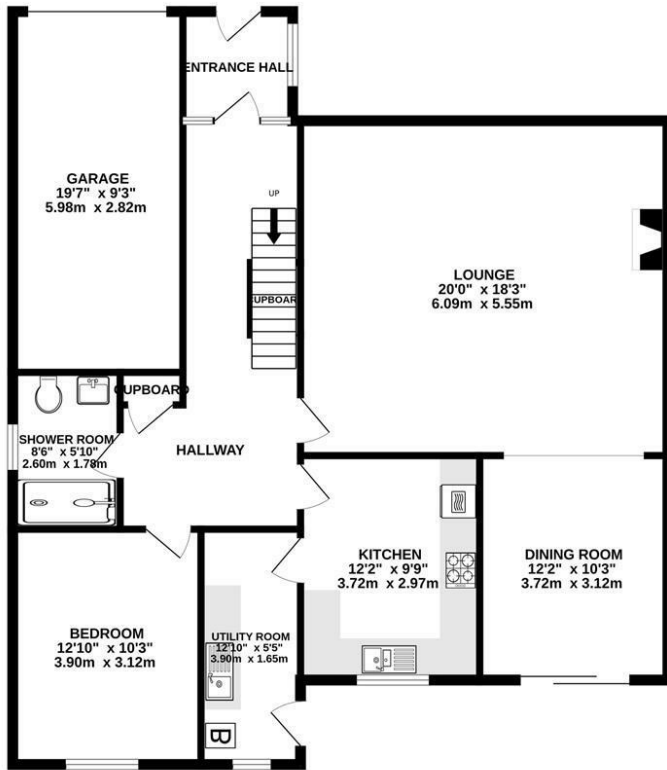
To summarise, a low maintenance, detached property of a surprising size, in great condition, in a highly sought-after cul- de-sac in one of South Cornwall's most desired villages, therefore an internal viewing is unhesitatingly recommended.

ADDITIONAL INFORMATION

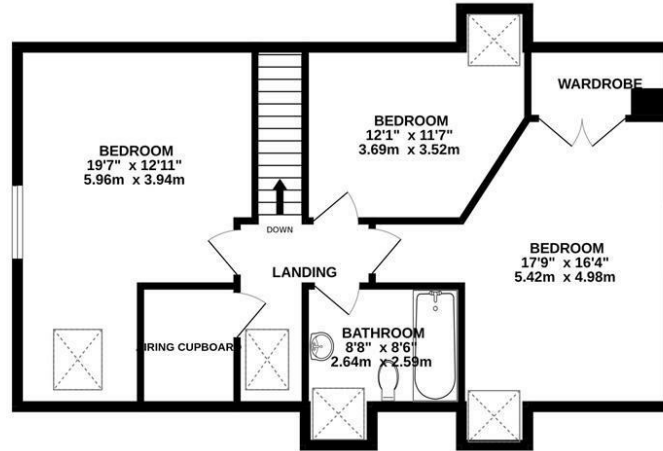
Tenure - Freehold. Services - Mains electricity, water and drainage. Oil fired central heating (underfloor in the hallway and shower room). Council Tax - Band E. Possession - Vacant possession to coincide with our client's onward purchase - to be confirmed. EPC rating - 61 (D)
VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.



GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



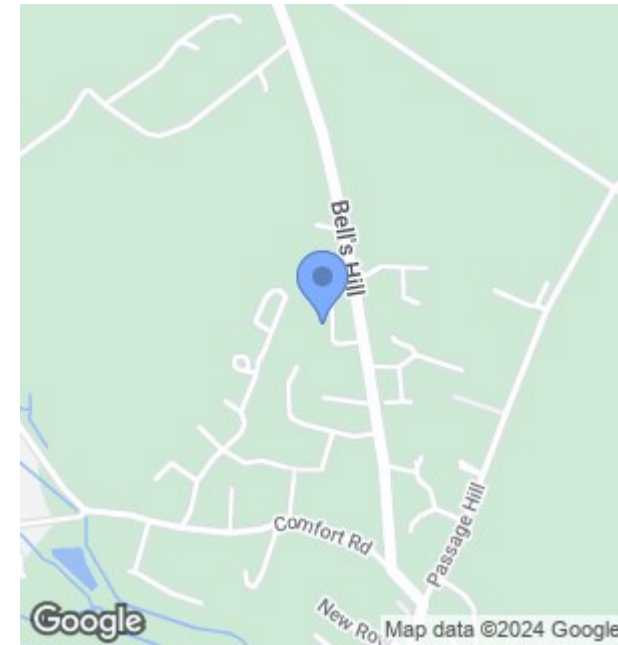
1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



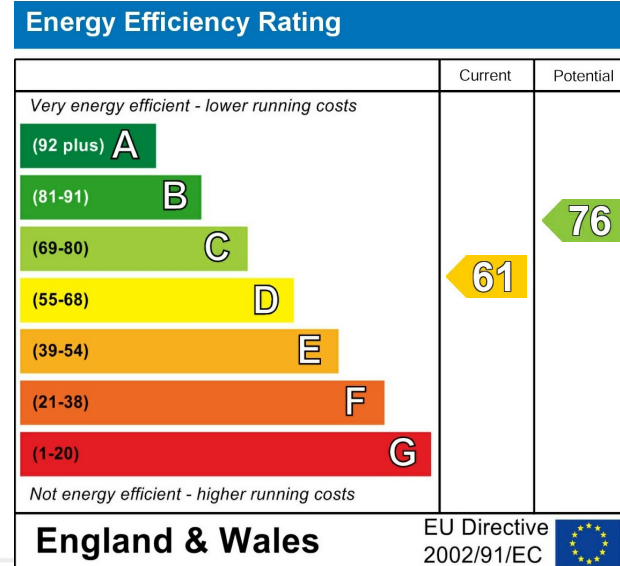
OLIVEY PLACE, MYLOR BRIDGE

TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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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Energy Efficiency Graph



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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