



TOM WILLS
PERSONAL PROPERTY AGENTS

3 Robert Rundle Way

Mylor Bridge, Falmouth, TR11 5US

Offers in the region of £700,000



TOM WILLS



4



3



2



C

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This impressive, modern four-bedroom detached house boasts slate-hung and smooth-rendered elevations, complemented by attractive architectural features such as the Palladian window in the principal bedroom. Constructed in 2014 and extended in 2022, this stylish home offers spacious, highly versatile accommodation with potential to create a self-contained annex on one side. With air source heating and exceptional insulation, the property is both economical to run and easy to maintain.

- Modern and economic to run
- Substantially extended
- 4 Bedrooms
- 3 bath/shower rooms
- 2 reception rooms plus kitchen/dining room
- Generous front and rear gardens
- Ample driveway parking
- Far-reaching countryside views
- Beautifully redecorated
- Potential for annexe without too much modification





Situated at the entrance of Robert Rundle Way, Number 3 enjoys a prime position with direct frontage onto Bell's Hill. The property is enclosed by a traditional Cornish stone wall, offering generous parking space on the brick-paved driveway. At the front, you'll find one of the largest lawned gardens in the development, providing an ideal space for families, pet owners or keen gardeners. To the rear, a spacious garden comprises a wide paved sun terrace with bi-folding doors from the kitchen/dining room, and an elevated patio, perfect for enjoying the summer months.



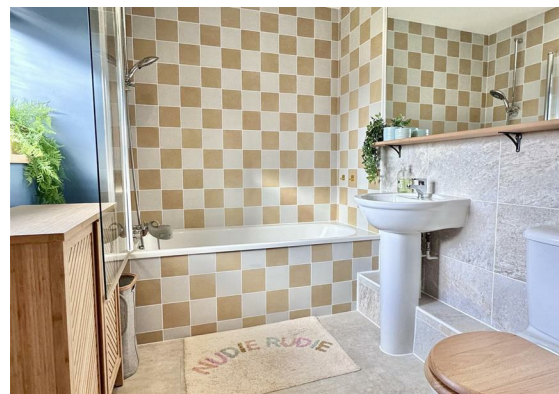
THE SITUATION

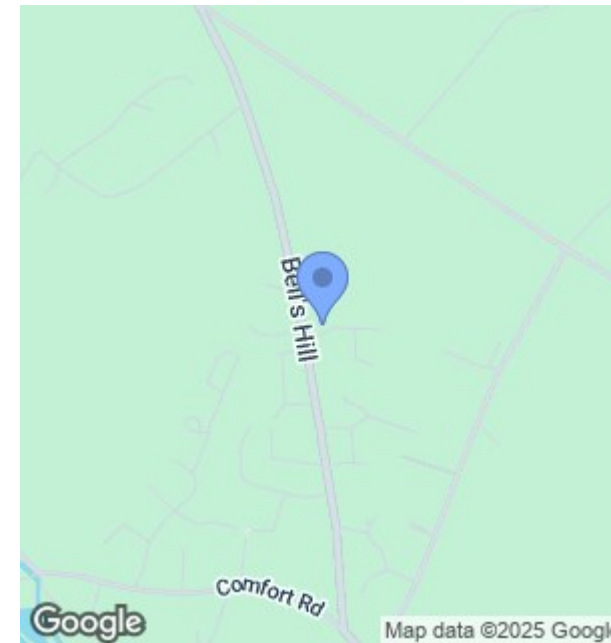
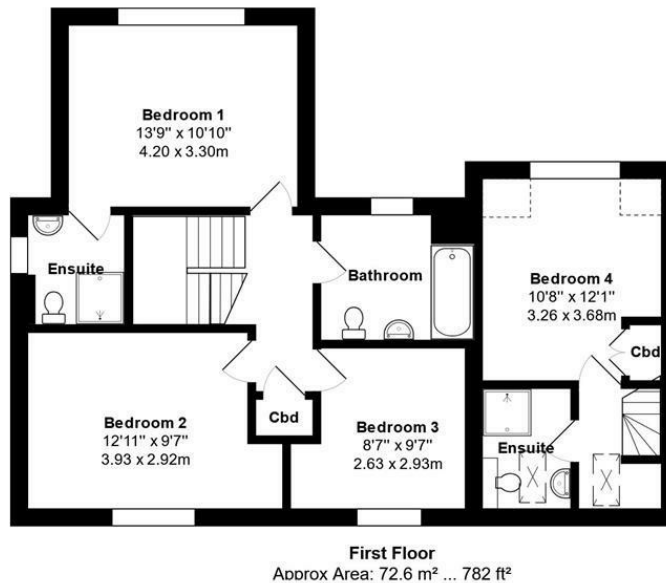
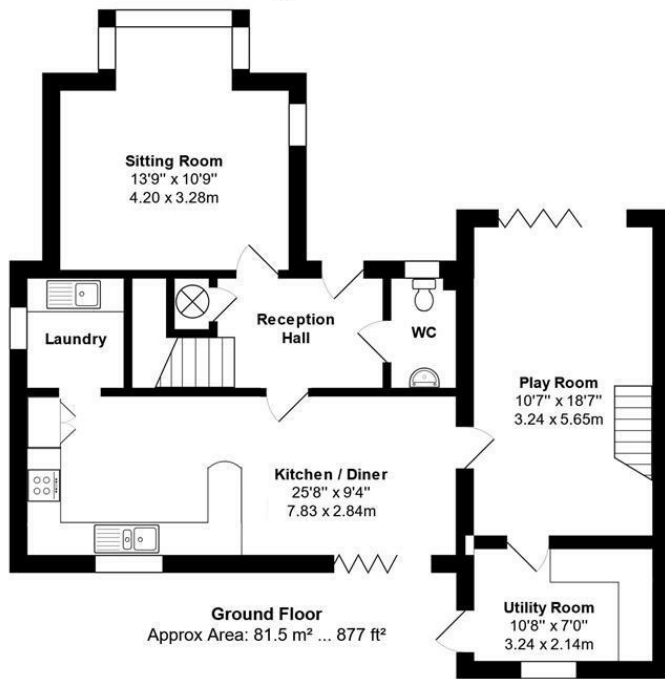
Located on the popular Bells Hill, the property is just a 10-minute walk from the village centre. As a result, Mill Quay and the creekside are also within a 10-minute walk, with connecting footpaths leading to Mylor Harbour (a 35-minute walk) and Restronguet Passage, home to the renowned 'Pandora Inn' (a 25-minute walk). The village is exceptionally well-served, offering a Primary School, Public House, Village Stores, Post Office, Fishmongers, Butchers, Dental Surgery, Hairdressers, and GP Surgery.



ADDITIONAL INFORMATION

Tenure - Freehold. Services - Mains electricity, water and drainage. Air-source central heating. Council Tax - Band E. EPC - 74(C). Vacant possession upon completion. **VIEWING ARRANGEMENTS - BY APPOINTMENT WITH TOM WILLS PROPERTY AGENTS.**





3, Robert Rundle Way, Mylor Bridge, TR11 5US

Total Area: 154.3 m² ... 1661 ft² (excluding workshop)

All measurements are approximate and for display purposes only



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

