





PROPERTY DESCRIPTION

A very unusual opportunity to purchase a three double bedroom bungalow located within the sought after creekside village of Mylor Bridge. This modern extended bungalow is situated within the popular development of Parc Peneglos, the development being within walking distance of the village centre, village school, the Lemon Arms and the wider range of local amenities available within the village.

The bungalow is situated on an almost level site and enjoys the benefit of gardens to three sides, the rear garden being enclosed and enjoying a great degree of privacy. Internally the bungalow is presented to a very nice standard throughout and offers a very comfortable standard of modern living. The living room is flooded with natural light, it enjoys a pleasant outlook over the front gardens whilst it also provides open access through to the modern fitted kitchen. The kitchen overlooks the rear garden and benefits from fitted appliances that include a stainless steel eye level oven, fitted hob with cooker hood above and an integrated dishwasher. Access can also be gained from the kitchen through to a spacious rear utility/boot room.

In our opinion one of the rare attributes of this particular bungalow is that it provides three double bedrooms, the main bedroom enjoying the benefit of a modern ensuite shower room. The current owners have also upgraded the main bathroom, this room now benefitting from a classic yet contemporary white suite that includes a freestanding claw foot bath.

Externally the bungalow has gardens to three sides. The rear garden being a lovely private and enclosed area that enjoys the benefit of a broad paved terrace, this terrace leading out to an area of level lawn with a timber summerhouse to the rear. There are also front and side gardens, the front garden being an ideal place to sit and take in the last of a days sunshine. The side garden is a generous area of garden that currently houses a timber workshop, this area also benefitting from a separate gated entrance. The separate gated entrance allowing the current owners to store a small boat within this area of side garden.

In our opinion, a very rare opportunity and a viewing is very highly advised.

FEATURES

- Detached Bungalow
- 3 Double Bedrooms
- Master Bedroom With Ensuite
- Enclosed Rear Garden
- Double Glazing
- Oil Fired Central Heating
- Gardens To 3 Sides





ROOM DESCRIPTIONS

Entrance Hallway
Double glazed door set to the front, light oak effect flooring, radiator, coved ceiling with inset ceiling spotlights, ceiling mounted PIV unit, access to the loft space, panel door through to the living room

Living Room
4.50m x 3.56m (14' 9" x 11' 8") A very welcoming light and airy reception room that enjoys a pleasant outlook over the front gardens, broad double glazed window to the front with radiator under, light oak effect flooring, coved ceiling, tv point, squared archway that provides access to the kitchen

Kitchen
3.15m x 2.31m (10' 4" x 7' 7") The kitchen sits at the rear of the property and enjoys an outlook over the rear private and enclosed gardens. The kitchen is fitted with a comprehensive range of modern burch style units with a granite effect roll edged working surface over, fitted eye level stainless steel double oven, fitted stainless steel gas hob with stainless steel cooker hood over, integrated slimline dishwasher, inset one and a half bowl stainless steel sink snd drainer unit with mixer tap over, tiled flooring, coved ceiling with inset spotlights, squared archway through to the inner hallway

Inner Hallway Area
A continuation of the kitchen area with tiled flooring, radiator, space for fridge freezer, access to both the utility room and master bedroom

Utility Room
3.73m x 1.62m (12' 3" x 5' 4") A spacious utility and boot room area that is situated to the rear of the property. The utility comprises a fitted working surface to one wall, plumbing for a washing machine, space for tumble dryer, floor mounted Grant oil fired boiler, wall mounted consumer unit, radiator, access to loft space,double glazed window to the rear, double glazed door that opens to the rear garden.

Bedroom One
3.56m x 2.95m (11' 8" x 9' 8") A spacious double bedroom that is set to the front of the property and benefits from an ensuite shower room. Panel door from the inner hallway, double glazed window to the front with radiator below, tv point, panel door through to the ensuite

Ensuite
A modern upgraded ensuite shower room off the main bedroom. Panel door from the bedroom, fully tiled flooring and walling,suite comprising a large corner shower enclosure with Mira shower over and inner tiled walling, low level w.c, pedestal wash hand basin with mirror over and shaver socket to the side, heated chrome towel rail, double glazed window to the side, extractor fan, LED ceiling spotlights

Bedroom Two
3.96m x 2.97m (13' 0" x 9' 9") A spacious second bedroom that was previously the main bedroom, this bedroom is set to the rear of the property and overlooks the private rear garden. Panel door from the entrance hallway, double glazed window to the rear with radiator unde, coved ceiling.

Bedroom Three
3.20m x 2.64m (10' 6" x 8' 8") A spacious third double bedroom that is this time set to the front of the property. Panel door from the entrance hallway, double glazed window

to the front with radiator under, coved ceiling

Bathroom
The generous bathroom comprises a four piece suite that has been upgraded by the current owners. The suite comprises a freestanding claw foot bath with chrome period style tap and shower attachment, rectangular sink unit set upon a timber drawer unit with chrome mixer tap over, corner shower enclosure with chrome mixer shower over, low level w.c, tiled flooring, coved ceiling, LED ceiling spotlights, double glazed window to the rear

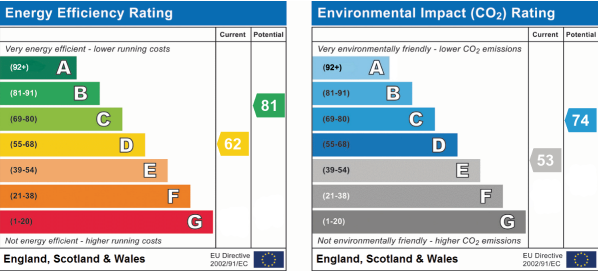
Parking
The property benefits from a block paved driveway and parking area set to the front of the property.

Gardens
The property sits on a broad plot that provides gardens to three sides, these being the front, side and rear of the property. The front garden is laid to an area of level lawn that is bordered to the front by mature shrubs and trees, these mature shrubs affording this area of garden a good degree of privacy. The front area of the garden enjoys a large part of the afternoon sunshine and is a perfect place to sit out later in the day and catch the sun. The rear garden is fully enclosed by timber fencing and this affords the garden a good degree of privacy. The garden comprises a broad block paved terrace that gently curves and provides access to a level area of lawned garden. This level area of garden then provides access to a timber summerhouse that sits to the rear of the garden. The rear garden also enjoys the benefit of a side pathway that provides gated access to the front garden.

At the side of the property there is a further area of garden that the current owners have erected a sizeable timber workshop and store. This side area of garden can also be accessed through double timber gates from Parc Peneglos, the current owner using this access point to store a small boat and trailer. This side area of garden also houses an electricity sub station that is set to one side.

Agents Note
Within the side area of the garden there is an electricity sub station that is accessed from the secondary gated access area at the upper side of the property.

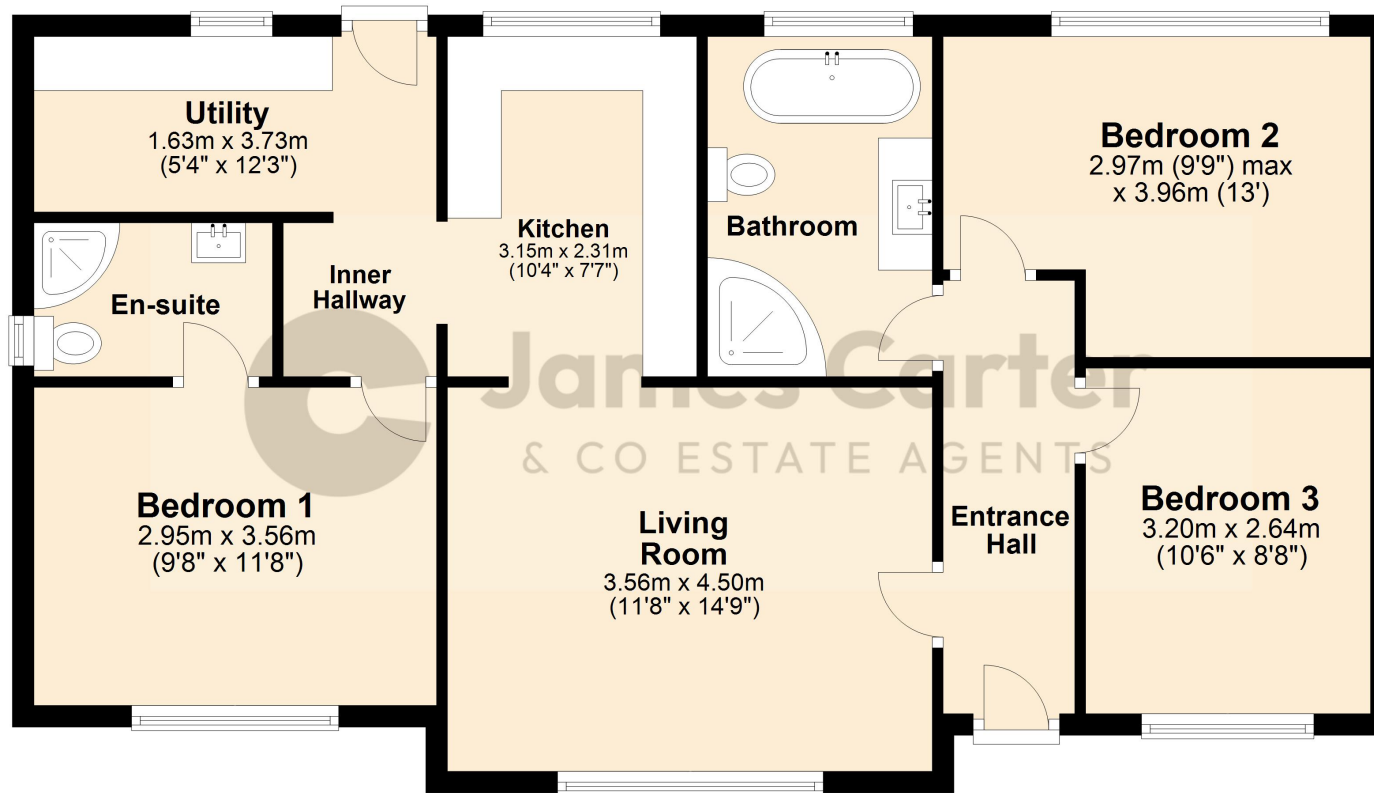
Additional Information
Tenure- Freehold.
Services - Mains Gas, Electricity, Water And Drainage.
Council Tax Band D Cornwall Council.



FLOORPLAN

Ground Floor

Approx. 79.4 sq. metres (854.1 sq. feet)



Total area: approx. 79.4 sq. metres (854.1 sq. feet)

James Carter & Co Estate Agents - Falmouth Kergilliack Road, Falmouth, TR11 4JJ 01326 332850 move@jamescarterandco.co.uk

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