



## 21 Springfield Park, Mylor Bridge, Falmouth, TR11 5SJ

Guide Price £430,000

A detached bungalow situated on a quiet and popular cul-de-sac, tucked away just off Bells Hill, moments from the very centre of the well served village of Mylor Bridge, providing 3 bedrooms, large living room, new kitchen and dining area, 2 bathrooms plus a cloakroom/WC, driveway parking, garage and predominantly level, lawned, charming front and rear gardens, richly stocked with mature shrubs and plants.

### Key Features

- 3 bedroom detached bungalow
- 2 bathrooms and cloakroom/WC
- Front and rear gardens
- Moments from village centre
- Brand new kitchen
- Garage and driveway parking
- Prime position in desirable cul-de-sac
- EPC rating D







## THE LOCATION

Mylor is a civil parish located approximately five miles from Falmouth. Mylor Bridge, its largest village, is located at the head of Mylor Creek, one of the western tidal inlets of the Carrick Roads, in an Area of Outstanding Natural Beauty. The village has a particularly good selection of day-to-day amenities, including a highly regarded primary school, convenience store, butcher and hairdressers. The village is also served by a doctor's surgery, dentist and The Lemon Arms public house. There is a regular bus service to both Truro and Falmouth. In an easterly direction along the creek is Mylor Yacht Harbour, which is Cornwall's most important and popular marina, offering good facilities for dinghy, motorboat and yachting enthusiasts. The 13th Century thatched Pandora Inn is located within approximately one and a half miles distant.

More specifically, Springfield Park is a cul-de-sac of detached properties, located off Bells Hill, close to the centre of Mylor Bridge

## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Step to entrance door opening into the:-

### ENTRANCE HALL

Carpet flooring, leading to:-

### CLOAKROOM/WC

Tiled flooring and tiled walls. Low level button flush WC, free standing wash hand basin, glazed uPVC double glazed window to rear.

### LIVING ROOM

20'8" x 12'4" (6.32m x 3.76m)

Maximum measurements provided. Carpeted flooring, uPVC double glazed windows to front elevation, two electric heaters, original fireplace, telephone point.

### INNER HALLWAY

Providing access to all other rooms. Loft hatch via pull down ladder. Airing cupboard with hot water cylinder.

### BEDROOM ONE

12'11" x 10'2" (3.94m x 3.12m)

A double bedroom with carpeted flooring, electric heater, uPVC double glazed window to rear elevation.

### BEDROOM THREE

10'2" x 7'3" (3.12m x 2.21m)

Maximum measurements provided. Carpeted flooring. uPVC double glazed window and door leading to rear patio.

### BEDROOM TWO

10'3" x 9'10" (3.14m x 3.02m)

Maximum measurements provided. A single bedroom. Carpeted flooring, uPVC double glazed window to rear.

### EN-SUITE

Tiled flooring. Low level button flush WC, free standing ceramic wash hand basin with chrome mixer tap, walk-in shower tray with electric shower and bi-folding shower screen.

## FAMILY BATHROOM

Tiled flooring and tiled walls. Low level button flush WC, ceramic wash basin with chrome mixer tap, ceramic bath with electric shower unit over and shower screen. uPVC double glazed frosted window. Heated towel rail.

## KITCHEN

15'8" x 9'4" (4.80m x 2.87m)

Maximum measurements provided. A brand new Howdens kitchen, with wood-effect flooring, low and eye level kitchen units with wood-effect worktops and integrated Lamona microwave, electric oven with four-ring hob, integrated stainless steel sink with mixer tap, uPVC double glazed window and door to rear elevation.

## DINING ROOM

7'8" x 7'4" (2.36m x 2.26m)

Dining area with carpeted flooring, electric heater, uPVC double glazed window to front.

## THE EXTERIOR

### GARAGE

16'7" x 15'5" (5.08m x 4.72m)

Single garage with up-and-over door.

### FRONT

Immediately to the front of the property there is a well stocked, slightly sloped but primarily flat lawned garden. There is a tarmac driveway leading to the single garage. Side access from both sides of the property.

### REAR

A lovely rear garden, primarily laid to lawn with mature shrubs and plants, raised flowerbeds, and bordered by fencing. Paved area. Access to front elevation.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Electric heaters.

### COUNCIL TAX

Band D - Cornwall Council.

### TENURE

Freehold.

### AGENT'S NOTE

There is an electrical sub-station to the rear of the property, behind the rear boundary line. There are solar panels on the property's roof which we understand are owned.

### VIEWING

By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.







# Floor Plan

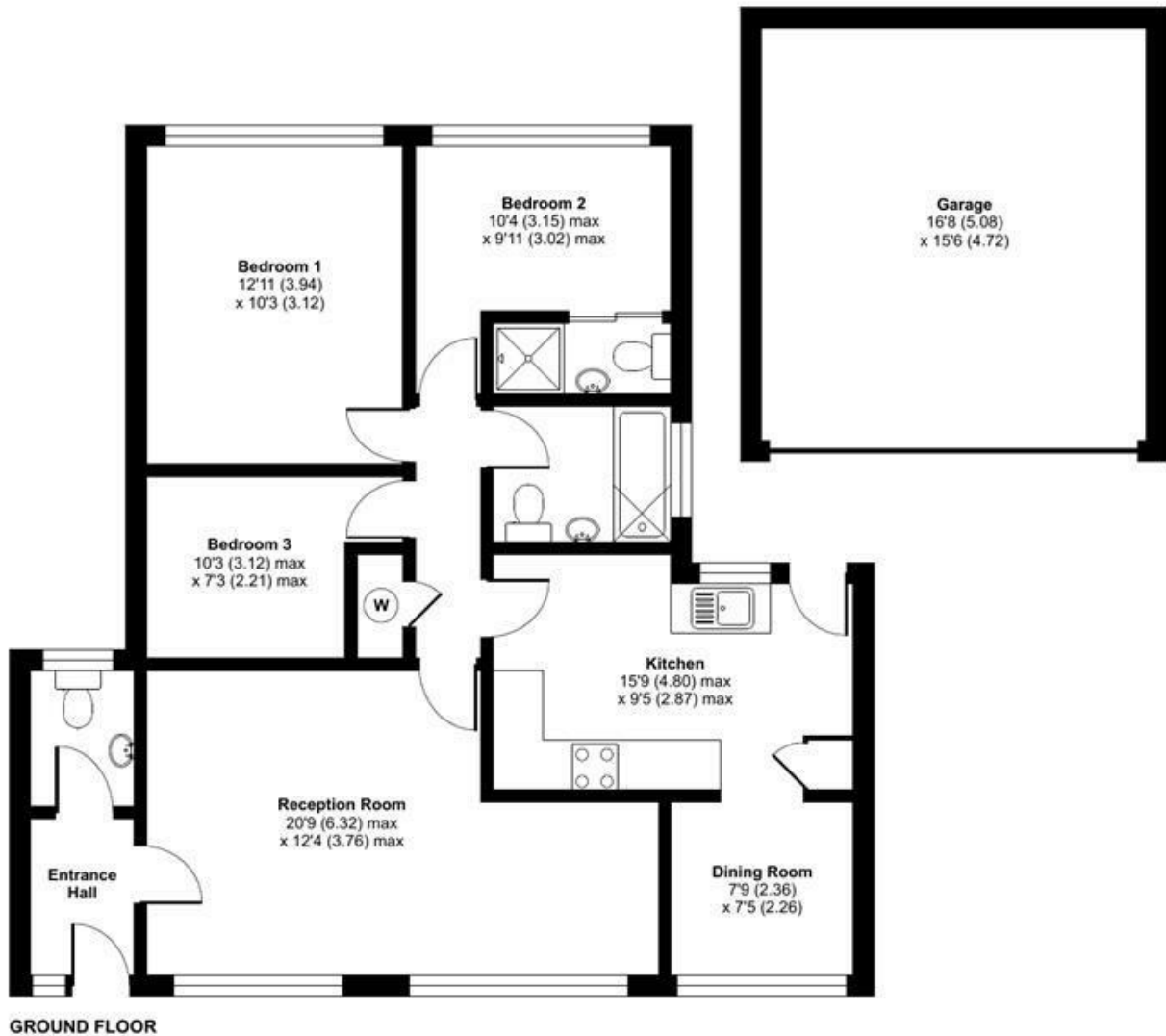
## Mylor Bridge, Falmouth, TR11

Approximate Area = 882 sq ft / 81.9 sq m

Garage = 258 sq ft / 24 sq m

Total = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntcocom 2024. Produced for Laskowski & Company. REF: 1107782