



## Chy Lowen Meadowbank, Mylor Bridge, Cornwall, TR11 5SW

### £1,650 Per Month

This is a newly built, light and modern three-bedroom detached house in the Creekside village of Mylor Bridge.

This property's reverse level living offers: 3 bedrooms, the master with en-suite and a family bathroom to the ground floor, and then a lovely and large open plan kitchen/living dining room to the first floor.

Externally, there is a rear enclosed landscaped garden, and offroad driveway parking for approximately 2 cars.

The property has the added benefits of never being occupied before, an air source central heating system, double glazing and can be available for immediate occupation (subject to referencing and contract).

Offered on an unfurnished basis for a long term let. This property is well suited to a residential family or professional couple.

EPC band B. Council tax band D. Mains electric, water and sewerage. Holding deposit of one weeks rent. Security deposit of five weeks rent.

Broadband checker: [ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](https://ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

## Key Features

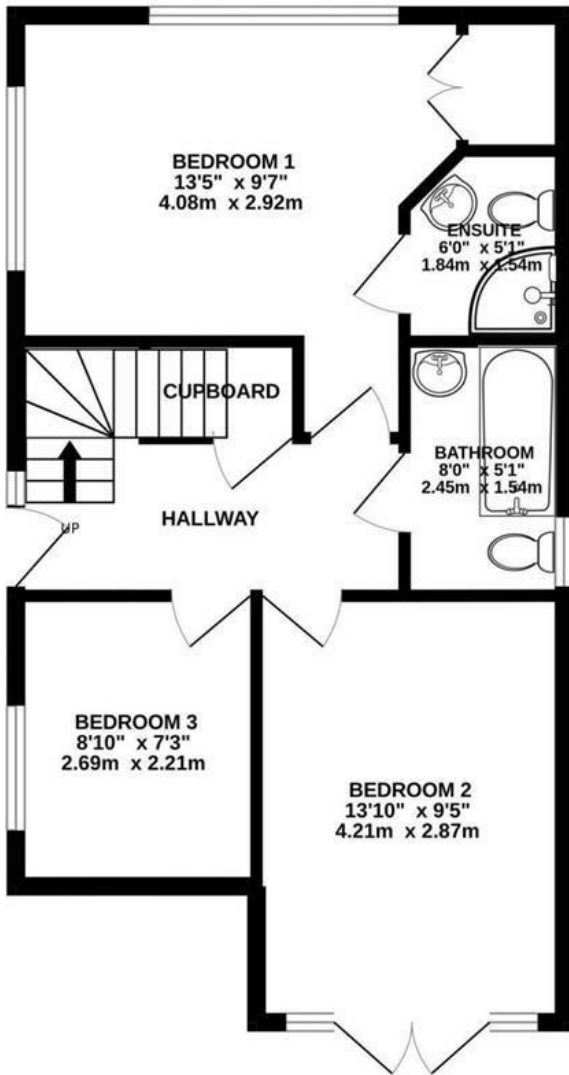
- Detached 3 bedroom family house
- Newly built property - first occupancy!
- Rear enclosed garden
- Master en-suite
- Council tax band D
- In the ever popular village of Mylor Bridge
- Off road parking
- Reverse level living
- Open plan kitchen/living/dining room
- EPC band B



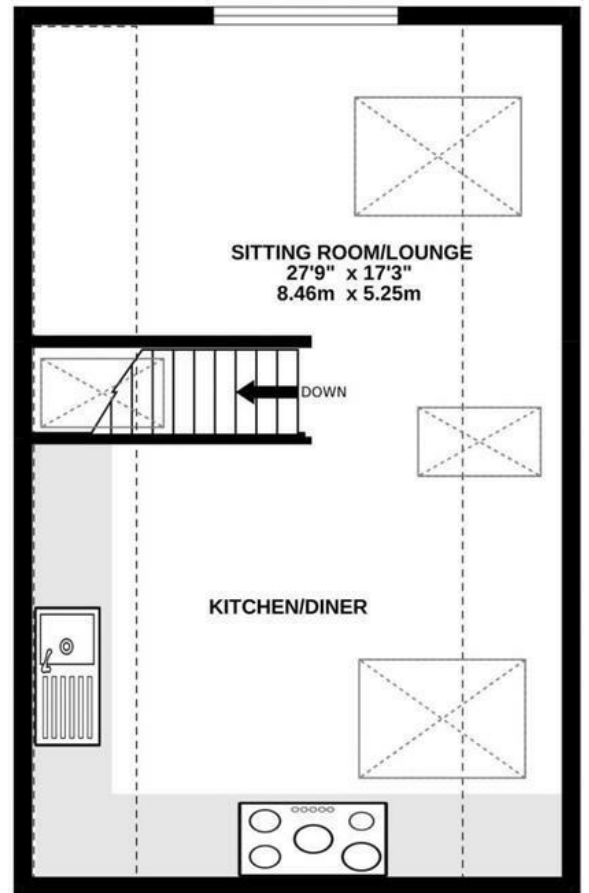


# Floor Plan

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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