



Laskowski  
&Co



## Elm Tree, Meadowbank, Mylor Bridge, Falmouth, TR11 5SW

£279,950

Constructed by and for our client approximately 20 years ago, used as a rental investment until recently and now for sale for the first time since construction, with the benefit of immediate and early vacant possession, a detached bungalow, 'tucked-away', but most conveniently located for the excellent amenities within this highly sought-after and extremely well served creekside village. Double glazing, economic electrical heating, 2 double bedrooms, off-road parking and easily maintained brick pavia gardens which enjoy a sunny aspect over the village from the rear. Early completion available with no onward chain.

### Key Features

- Detached individual bungalow
- Double glazing and economic electric heating
- Well proportioned double aspect open-plan living room
- Off-road parking for 2 cars
- Convenient location close to village centre
- 2 double bedrooms
- Surrounding brick pavia gardens
- EPC rating E





## THE PROPERTY

Of traditional cavity block construction under a pitched interlocking concrete tiled roof, 'Elm Tree' provides an extremely rare opportunity to purchase a detached bungalow, so close to the village centre, in this price range.

Council parking is provided in the area to the front of the bungalow, in addition to which double timber gates open onto the property's own forecourt, sufficient for two vehicles, and with easy, direct and level access to the accommodation. Brick pavia pathways surround the property and lead to the rear, which is well enclosed by timber fencing and enjoys a sunny aspect over the village to countryside beyond.

A nearby footpath leads directly into the village centre, which provides an exceptional range of day-to-day amenities, including salon, junior school, church, newsagents, dentists, cafe, public house, general stores, community hall, butchers and doctors surgery. A walk along Trevellan Road leads to the head of the creek and, beyond, to Greatwood and Restronguet Passage, home of the Pandora Inn, in one direction, and Church Road and Mylor Harbour, the county's pre-eminent boating location, in the other. There are also regular bus services to the neighbouring towns of Penryn, Falmouth and Truro, which are approximately two, four and nine miles distant respectively.

## THE ACCOMMODATION COMPRISES

### RECEPTION HALL

A broad and welcoming reception area with uPVC double glazed front door providing direct, easy and level access from the front parking area. Access to over-head loft storage area, coved ceiling, electrical trip switching, timber-effect flooring, built-in airing cupboard with Ariston pressurised hot water cylinder, slatted linen shelving, timer switching and space below for plumbing for washing machine.

### LIVING ROOM

Part glazed casement door from the reception hall, coved ceiling, wall light points, Dimplex room heater, telephone point, TV aerial socket, timber-effect flooring. Sliding uPVC double glazed patio door opening onto and overlooking the rear courtyard-style garden and beyond, over the village, to countryside beyond. Opening into the:-

### KITCHEN AREA

uPVC double glazed window to the side elevation, extensive range of fitted wall and base units with round edge granite-effect worksurfaces between with small tiled splashback. Inset stainless steel sink unit with mixer tap, four-ring Diplomat ceramic hob with illuminated extractor canopy over and Diplomat oven/grill below. Glass-fronted display cabinets, tray recess, fridge recess. Coved ceiling, inset downlighters.

### BEDROOM ONE

Broad uPVC double glazed window to the front elevation, coved ceiling, TV aerial socket, Dimplex heater, telephone point.

### BEDROOM TWO

Broad uPVC double glazed window to the rear elevation, coved ceiling, TV aerial socket, Dimplex heater.

## BATHROOM/WC

Fully ceramic tiled walls and white three-piece suite comprising a pedestal wash hand basin, low flush WC and panelled bath with handgrips and mains-powered shower. Extractor fan, obscure uPVC double glazed window to the side elevation, Consort towel rail/radiator, strip light/shaver socket, inset downlighters.

## THE EXTERIOR

'Elm Tree' benefits, we understand, from a right of way over the council owned car park, accessed off Meadowbank.

## FRONT GARDEN AND PARKING AREA

Well enclosed by block walling and timber fencing, brick pavia'd throughout with double timber gates providing access for two vehicles. Additional pedestrian gate, exterior courtesy lighting, brick pavia pathways to either side of the property, leading to the:-

## REAR GARDEN

Again, brick pavia'd for ease of maintenance; well enclosed to all sides by block walling and timber fencing, enjoying a highly sunny, southerly aspect, with exterior courtesy lighting, paved steps to the accommodation and, to one side, a cold water tap.

## GENERAL INFORMATION

### SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points and internet connection (subject to supplier's regulations). Economic electric heating.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

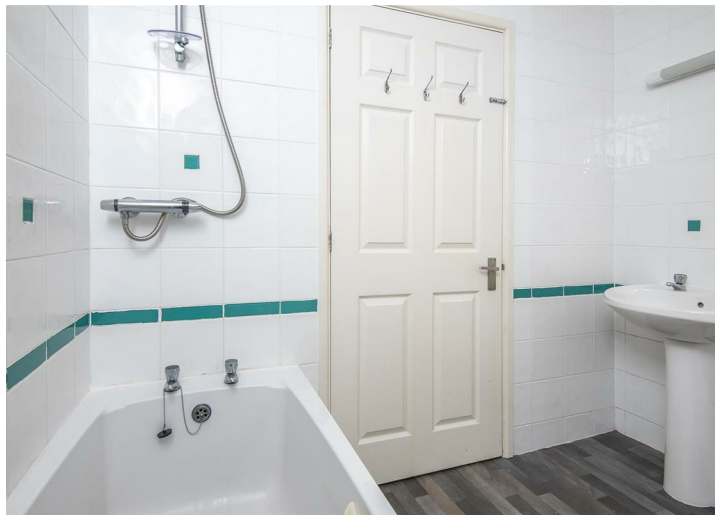
Freehold.

### VIEWING

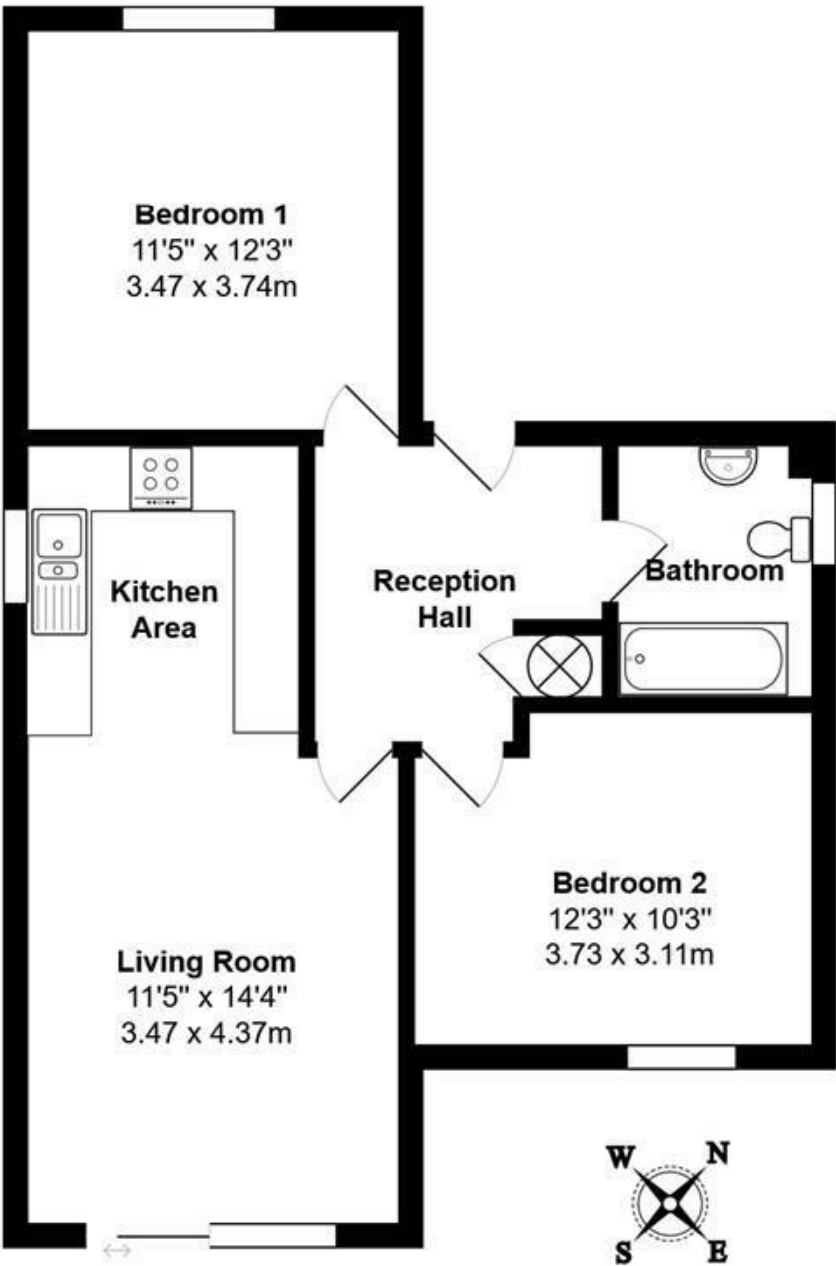
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

## DIRECTIONAL NOTE

Proceed into the village of Mylor Bridge from the Falmouth direction and continue up Lemon Hill, passing the Lemon Arms on the left-hand side. Continue past the left-hand turning onto Comfort Road and the right-hand turning into Bonython Close and after another 100 yards or so, turn left into Meadowbank. Proceed to the head of this cul-de-sac, where there is access on the left-hand side which leads to a car parking area, at the foot of which is 'Elm Tree'.



# Floor Plan



Meadowbank, Mylor Bridge, TR11 5SW

Total Approx Area: 622 ft<sup>2</sup> ... 57.8 m<sup>2</sup>

All measurements are approximate and for display purposes only