



Laskowski
&Co



17 Springfield Park, Mylor Bridge, Falmouth, TR11 5SJ

Guide Price £375,000

Situated in a quiet, sheltered, traffic-free corner position, yet just a few minutes walk from the excellent day to day amenities of this highly sought-after creekside village, a detached bungalow providing two double bedrooms, double glazing, oil fired central heating, a garage, ample additional off-road parking, and a delightful, completely private extremely sunny south-facing rear garden.

Key Features

- Detached bungalow
- 2 double bedrooms
- Quiet, corner, cul-de sac-position
- Double glazing and oil fired central heating
- Close to excellent village amenities
- Garage and additional off-road parking
- Private and extremely sunny rear gardens
- EPC rating D



THE PROPERTY

Occupying a quiet, traffic-free, corner position in this ever-popular residential cul-de-sac, just a few minutes walk from the village centre. Ample driveway and forecourt parking is provided in addition to a garage, and to the rear of the property there is an attractively landscaped garden which is highly private, sheltered and extremely sunny, with broad paved terrace opening directly from the accommodation.

The property benefits from double glazing and oil fired central heating throughout and will no doubt prove of appeal to a wide range of prospective purchasers wishing to live in one of south Cornwall's most sought-after village communities.

THE LOCATION

Springfield Park is situated off Bells Hill, at the foot of which Comfort Road leads to the highly regarded county primary school and village centre whose excellent day to day amenities include a salon, church, newsagents, dentist, general stores, public house - The Lemon Arms - convenience stores, village hall, butchers, doctors surgery and fishmongers.

Beautiful walks are bound in the area including along the northern banks of Mylor Creek to the shoreline of the Fal Estuary and, beyond, to Greatwood and Restranguet Passage - home of The Pandora Inn. Cornwall's preeminent boating location at Mylor Harbour is just a few minutes drive away, and the cathedral city of Truro and port of Falmouth - recently mentioned as one of the best coastal towns to live anywhere in the UK by The Sunday Times - are approximately 8.5 miles and 4.5 miles distant respectively. An early viewing is recommended.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE AND HALL

Easily accessed from the gravelled parking area immediately to the front of the bungalow, with brick-pavia pathway continuing to both side elevations. uPVC double glazed entrance door, radiator, access to over-head loft storage space, built-in cloaks cupboard with hanging rail and storage locker over, matching broom cupboard. Worcester central heating thermostat.

KITCHEN

A light double aspect room with broad uPVC double glazed window to the front elevation overlooking the garden area and edge of the cul-de-sac. Fitted with a comprehensive range of white units with round-edge worksurfaces between with complementary tiled splashbacks. Inset stainless steel sink unit with mixer tap, breakfast bar area and recess with plumbing for washing machine. Four-ring electric hob with oven/grill below and illuminated extractor canopy over. Obscure uPVC double glazed door to the side elevation, driveway and garage. Radiator, built-in boiler cupboard with Worcester oil fired boiler (recently installed) providing domestic hot water and central heating. Electrical trip switching.

LIVING ROOM

Broad sliding double glazed patio doors overlooking and directly opening onto the well enclosed, well stocked and extremely sunny, south-facing rear gardens. Brick fireplace with slate hearth and timber mantel. Radiator, one wall part panelled with display shelf and integral up-lighting.

BEDROOM ONE

Again featuring a lovely outlook over the sheltered and extremely well stocked rear gardens. Radiator.

BEDROOM TWO

Double glazed window to the front elevation, radiator.

BATHROOM/WC

Attractively reappointed with a complementary white three-piece suite comprising a low flush WC, wash hand basin with mixer tap and cupboards under, panelled bath with mains-powered shower. Metro tiled walling, obscure double glazed window to the front elevation, ceramic tiled flooring, radiator, extractor fan.

THE EXTERIOR

DRIVEWAY

Number 17 benefits from a private brick-pavia driveway which leads to the side of the property and garage, as well as to the front where there is an additional gravelled hardstanding for further vehicles, if required. Easy, almost completely level access to both the front and side entrance doors, cold water tap, courtesy lighting, gate to the rear gardens.

GARAGE

Of block construction with metal up-and-over door. Light and power connected, window to the rear.

FRONT HARDSTANDING/GARDEN

Well enclosed by slate walling and attractively stocked raised borders with many mature shrubs and plants including bay tree, roses, fuchsias, rhododendron and palm tree etc.

SIDE PATHWAY

Pedestrian gateway from the front forecourt leads to a pretty small side garden to the:-

REAR GARDENS

A particular feature of the property; comprising a deep paved terrace the full breadth of the rear of the bungalow, with patio door opening from the living room. Lower lawned terrace with central flower bed, the whole being well enclosed by mature hedging which provides complete privacy and shelter to enjoy the sunny south-facing aspect. Exterior courtesy lights, oil storage tank.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central 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

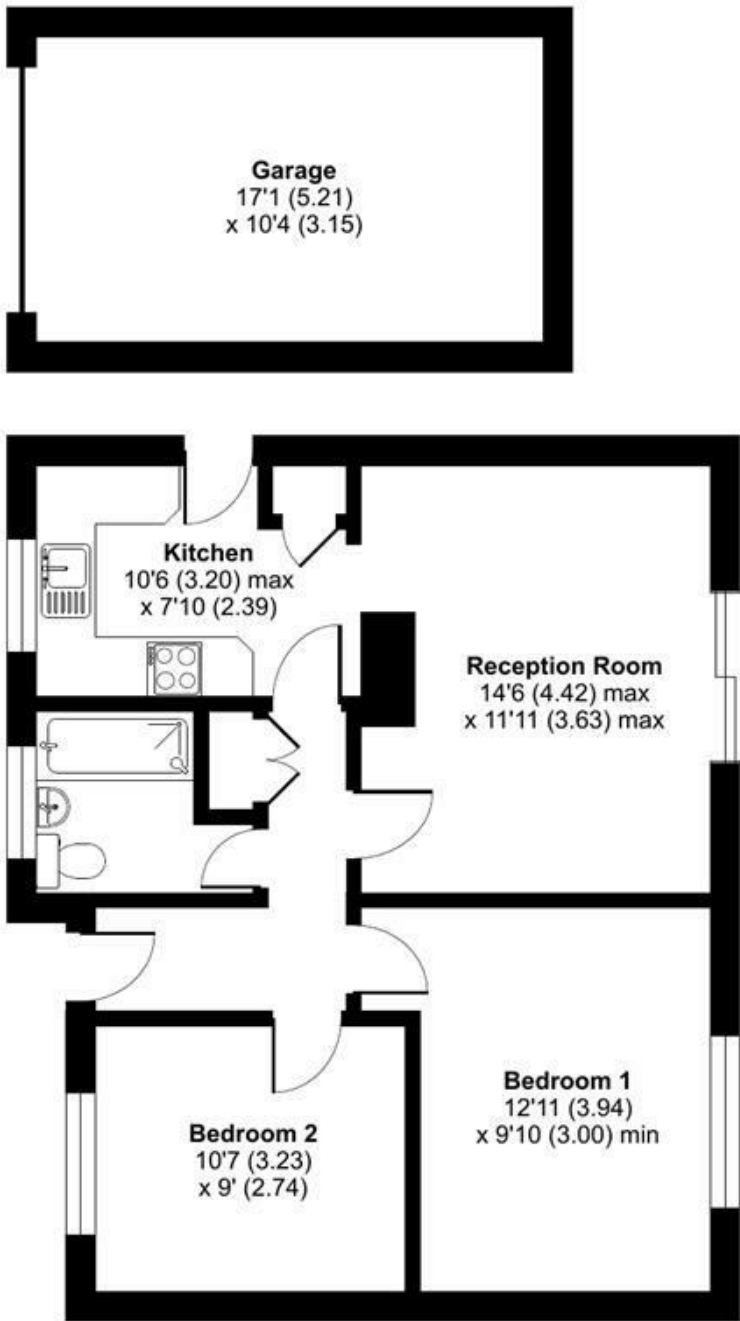
Proceed through the centre of the village of Mylor Bridge, passing the village stores on the right-hand side and the Lemon Arms on the left. Take the first turning left onto Comfort Road and the first turning right onto Bells Hill. Just after All Saints Church, turn left into Springfield Park and first left into a cul-de-sac. Number 17 will be found in the bottom right-hand corner.



Springfield Park, Mylor Bridge, Falmouth, TR11



Approximate Area = 612 sq ft / 56.9 sq m
Garage = 177 sq ft / 16.4 sq m
Total = 789 sq ft / 73.3 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Laskowski & Company. REF: 1326010