



Mylor Bridge

A ground floor garden apartment
Very well presented throughout
To be sold with 'no onward chain'
Two double bedrooms
Sitting room and dining room
Modern kitchen/breakfast room and shower room
Enclosed Southerly facing gardens
Gated off road parking
Situated in the heart of this popular village
Double glazing, oil-fired under floor heating



Guide £290,000 Leasehold

ENERGY EFFICIENCY RATING – BAND D

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www.kimberleys.co.uk

REF: SK6924



This very well presented two bedroom ground floor apartment is situated in the heart of the ever popular village of Mylor Bridge and benefits from an enclosed Southerly facing garden and off road parking space.

The property has been well looked after by the current owners and due to the Southerly aspect feels light and bright.

In brief the accommodation comprises: two double bedrooms, sitting room, dining room, modern fitted kitchen/breakfast room and bathroom. Outside, the property enjoys fully enclosed gardens and off road parking.

This home offers bungalow style living whilst being within walking distance of all local amenities.

Mylor Bridge is widely recognised as one of South Cornwall's most sought after locations which is well served and provides a host of local amenities including a convenience store, butchers, fishmongers, Post Office/Newsagents, hairdressers, dentist, doctors, The Lemon Arms public house and a well regarded primary and junior school. A local bus route links Falmouth to Truro being 5 and 8 miles distant respectively. Mylor has a great community and can be lively for those who want to be involved in village life and for the keen sailor offers immediate access to the exceptional sailing waters of Mylor Creek, The Falmouth Estuary, Percuil River and Falmouth Bay.

As the vendors sole agents, we highly recommend an early appointment to view.

Why not call for your personal viewing today.

THE ACCOMMODATION COMPRISES:

Gates access leads through the garden where a paved driveway and path leads to the double glazed front door which in turn provides access to:

KITCHEN/BREAKFAST ROOM 7.24m (23'9") x 3.58m (11'9") L-shaped, maximum measurements.

A superb entrance to the property with a double glazed window to the side aspect. A modern fitted kitchen in gloss black with matching base and wall mounted units, wooden work surfaces to two sides and splash back tiling, inset stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, space for range cooker with stainless steel extractor over, integrated refrigerator/freezer, integrated slimline dishwasher, space and plumbing for washing machine with shelving over, island with continuation of the gloss units and the wooden work surface which is ideal as a breakfast bar, built-in shelved storage cupboard, inset lighting, tiled floor with under floor heating, door to sitting room and double multi-paned glazed doors to dining room.

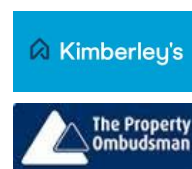


SITTING ROOM 5.28m (17'4") x 3.15m (10'4")

A charming room with double glazed window to the front and double glazed French doors leading out onto the garden bringing the outside in, feature stone quoins around windows and doors, TV aerial point, telephone point, wooden flooring with under floor heating, door through to the dining room and bedroom one.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



DINING ROOM 3.68m (12'1") x 2.90m (9'6")

Double glazed window to the rear with deep recess and sill, built-in shelved storage cupboard, opening to inner hall with doors to sitting room, bedroom two and bathroom, wooden flooring with under floor heating.



BEDROOM ONE 3.33m (10'11") x 3.12m (10'3")

A bright dual aspect room with double glazed window to the front and side, under floor heating.



BEDROOM TWO 3.68m (12'1") x 3.17m (10'5") maximum measurements.

Two double glazed windows to the side, under floor heating.

SHOWER ROOM

Opaque double glazed window to the rear with a recessed sill. A modern bathroom with a matching suite to comprise; generous walk-in shower cubicle with integrated shower which is fully tiled with a mosaic tiled floor, wash hand basin with mixer tap and cupboards under and low-level flush wc, tiled floor with under floor heating, inset lighting.

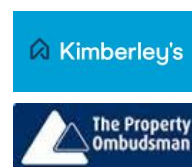


OUTSIDE

The property benefits from very generous gardens which are fully enclosed and Southerly facing. The gardens are laid to decking immediately adjacent to the sitting room giving a charming space to sit out and dine or relax. This leads to an area laid to raised lawn with well stocked borders and raised beds, space and hardstanding for shed. From here the remainder is laid to paving with a generous sized timber store housing the floor mounted oil-fired Worcester Greenstar boiler and doors to two sides, oil tank behind low brick walling. The paving continues to the gated access, low walling and panelled fencing to boundary.



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PARKING

Double timber gates lead to an area laid to paving providing off road parking.

SERVICES

Mains electric, water and drainage. Oil-fired central heating.

TENURE Leasehold – to be confirmed.

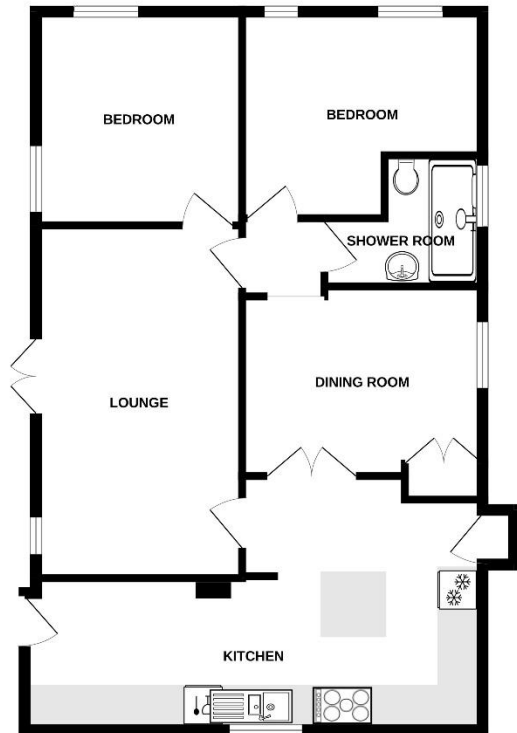
GROUND RENT/MAINTENANCE CHARGES

To be confirmed.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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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