



## Mylor Bridge

A delightful, detached bungalow  
Set in the heart of the village  
Being sold with 'no onward chain'  
UPVC double glazed windows, doors and conservatory  
Independent electric heating, cavity wall insulation  
Sitting room and dining conservatory, fitted kitchen  
Two double bedrooms, shower room/WC  
Attached garage and driveway parking  
Easily managed front and rear gardens  
Viewing highly recommended

**Guide £365,000 Freehold**

**ENERGY EFFICIENCY RATING  
BAND F**

**29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN**

**01326 311400  
www.kimberleys.co.uk**

**REF: SK7126**



A great opportunity to own this delightful two bedroomed detached bungalow which is set in a great location at Bells Hill in the heart of this popular Creekside village of Mylor Bridge near Falmouth.

The bungalow comes to the market for the first time since 2011 and is being sold with the benefit of 'no onward chain' allowing any motivated clients the chance to conduct a swifter purchase and completion if required.

The property itself is in good order throughout has many features including UPVC double glazed windows, doors and conservatory, independent electric heating, cavity wall insulation, replacement panelled internal doors and all fitted floor covers included in the sale.

The accommodation in sequence includes an open recessed porch, reception hall, a dual aspect fitted kitchen with a range of quality appliances, sitting room open plan to a dining conservatory, two double bedrooms and luxuriously appointed shower room/WC in white. Outside the property there are raised gardens to the front, enclosed gardens to the rear, attached garage and parking in the driveway for two vehicles.

This detached property is situated in the popular village of Mylor Bridge that provides a host of local amenities including a convenient store, fish mongers, butchers, post office/newsagents, hairdressers, dentist, doctors' surgery, the Lemon Arms public house as well as a well-regarded primary/junior school. The village is situated on a local bus route to Falmouth and Truro in the opposite direction, five and eight miles respectively. Mylor has been and continues to be a much sought after location which can be lively for those who wish to be immersed into village life and for the keen sailor the property is a short distance to the riverside, the boatyard and Mylor Yacht Harbour.

**As our clients' sole agents, we thoroughly recommend an immediate viewing to secure this fine property.**

**Why not call to book an appointment to view today!**

#### **THE ACCOMMODATION COMPRISES:**

##### **RECESSED OPEN PORCH**

With quarry tiled floor, UPVC double glazed door with leaded light inserts leading into:

##### **RECEPTION HALL**

With large matwell, fitted carpet, wall mounted independent electric heater, deep airing cupboard with Gledhill hot water system, slatted shelving, access to loft space and access to principal rooms.

##### **FITTED KITCHEN 3.53m (11'7") x 2.39m (7'10")**

A bright dual aspect west facing kitchen which has a pleasant outlook through UPVC double glazed windows overlooking the front garden. The kitchen is well equipped with a full range of matching wall and base units, brushed steel handles, wrap around wood block effect work surfaces and ceramic tiling over, Blanco inset single drainer sink unit and easy-on chrome mixer tap over, a range of quality appliances including a NEFF electric ceramic hob, a stainless steel back plate, and NEFF cooker hood over, NEFF single fan assisted oven set in a housing opposite, AEG fridge freezer, slimline dishwasher and washing machine. Inset ceiling spotlights, vinyl flooring barred light windows looking through to the sitting room, roller blind, and a second deep cloaks cupboard.



##### **SITTING ROOM 3.76m (12'4") x 3.66m (12'0") plus recess**

Having a focal point fireplace, electric wall heater, a fitted carpet, frosted glazed panelled internal door, TV aerial point, open plan to:



**DINING ROOM/CONSERVATORY 2.95m (9'8") x 2.08m (6'10")**

A bright triple aspect addition to the home, having UPVC double glazed windows, Roman blinds, double glazed atrium roof and door to the garden with a pleasant outlook to the rear, independent electric wall heater.



**BEDROOM ONE 3.66m (12'0") x 3.43m (11'3")**

Having double glazed window overlooking the rear gardens, central ceiling light, fitted carpet, independent electric wall heater and a wood panelled internal door.



**BEDROOM TWO 3.30m (10'10") x 2.44m (8'0")**

Again, with a pleasant outlook enjoying a west facing aspect through double glazed windows overlooking the front garden, independent electric wall heater, fitted carpet, panelled internal door and central ceiling light.



**SHOWER ROOM 2.36m (7'9") x 1.52m (5'0")**

Luxuriously appointed with white suite comprising a large walk-in fully tiled shower cubicle, thermostatically controlled electric shower and glass screening, pedestal hand wash basin with contemporary chrome mixer tap, low flush WC, half tiled walls, frosted double glazed window, roller blind, vinyl flooring, independent electric wall heater, panelled internal door, inset ceiling spotlights and extractor fan.



**OUTSIDE**

**ATTACHED GARAGE 5.69m (18'8") x 2.92m (9'7") Narrows to 8'**

With up and over door, light and power, electric consumer box, window overlooking the rear, personal door to and from the garden. The garage is approached via a driveway with parking for two vehicles. Potential to convert, subject to relevant planning permissions.

## GARDENS

To the front of the bungalow there are well screened west facing gardens which attract plenty of sunshine throughout the afternoon through to the evening. This garden is secured by fencing and mixed hedging, and offers shaped lawns, well stocked flower borders with plants, shrubs and a gateway to the left-hand side which takes you into an enclosed rear garden, with a concrete pathway, gently sloping lawns, raised rockery with plants and shrubs to one side. This garden is also secured by timber fencing.



## COUNCIL TAX BAND C

## SERVICES

Mains drainage, water and electricity.

## 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.

Approx Gross Internal Area  
75 sq m / 802 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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