



## Mylor Bridge

Picturesque property in a desirable location  
Detached three bedroom property  
Kitchen and downstairs WC  
Spacious Lounge and secondary reception area  
Family bathroom, UPVC double glazing  
Potential to extend subject to planning  
Mature gardens with shed and greenhouse  
Off road parking and single garage  
Conveniently located to schools and shops  
Being sold with the benefit of no onward chain

**Guide £575,000 Freehold**

**ENERGY EFFICIENCY RATING  
BAND F**

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



01326 311400  
[www.kimberleys.co.uk](http://www.kimberleys.co.uk)

REF: SK7131

Kimberley's are excited to bring to the market for the first time in 40 years The Pippins which is a substantial property set in an idyllic position in Mylor Bridge, the property is ready for an upgrade and cosmetic refreshment throughout making it a perfect family home.

This desirable detached property located in the well served popular village of Mylor Bridge has many local amenities, including a convenience store, fishmongers, butchers, post office, newsagents, hairdressers, dentist, doctors, a recently opened coffee house, Lemon Arms public house plus a highly regarded junior and infant schools.

The village is situated on the bus route to Falmouth and Truro, five and eight miles respectively. Mylor has been and continues to be a sought after appointed location which can be lively for those who wish to immerse in the village life and for the keen sailor the property is within a short distance of Mylor Yacht harbour.

**As the vendors sole agents which highly recommend an early appointment to view.**

**Why not book your personal viewing today!**

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

The accommodation in brief comprising of sunroom with lounge, dining area or secondary lounge, kitchen, and downstairs WC. The first floor there are three bedrooms, currently two as one has been knocked though into one but can easily be converted back to three. A family bathroom with a separate shower cubicle.

The property is approached by a private drive which houses three properties and leading up to the front entrance a sunroom which is accessed through a UPVC double glazed door into an entrance to:

#### **CONSERVATORY/SUNROOM 4.09m (13'5") x 1.98m (6'6")**

Which has carpets, is south facing and enjoys the morning sun.



#### **ENTRANCE PORCH**

The front door into a spacious entrance porch with pendant light electric radiator and under stairs storage cupboard. Original wooden panel doors leading into:



#### **HALL**

Stairs leading to the first floor landing with a pendant light, carpets, electric radiator and doors leading to all rooms.

#### **RECEPTION ROOM 3.33m (10'11") x 3.30m (10'10")**

With UPVC double glazed windows overlooking the south facing front garden, a pendant light, carpets, and louvre doors leading to



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.

## **RECEPTION ROOM 2 3.33m (10'11") x 3.78m (12'5")**

Currently being used as a ground floor bedroom which overlooks the enclosed rear gardens. UPVC double glazed windows, a feature fireplace with Delabole slate hearth, carpet, electric radiator and central pendant light. Doorway leading into

## **L-SHAPED KITCHEN 1.93m (6'4") x 3.02m (9'11")**

**Plus 5' 9"x 10' 11"**

Has a useful pantry cupboard, a range of retro style cabinets and work surfaces, dual aspect window and space for various appliances. A step down to a rear UPVC double glazed door into



## **DOWNSTAIRS WC 1.04m (3'5") x 1.17m (3'10")**

Lino floor, low level toilet with UPVC privacy window and double glazed door leading into the rear garden.

## **FROM THE HALLWAY**

Stairs to the first floor landing with window, pendant light, attic storage, an airing cupboard which houses the boiler.

## **BATHROOM 3.05m (10'0") x 1.40m (4'7")**

Has dual aspect UPVC double glazed windows, with a pendant light in each point. A full sized bath, a sink, with hot and cold mixer taps, vanity mirror, extractor fan, low level WC, fully tiled surround and separate shower.



## **BEDROOM ONE 3.81m (12'6") x 3.33m (10'11")**

Overlooks the enclosed rear garden, double glazed window, carpets, wall lights, and electric radiator.



## **BEDROOM TWO 3.33m (10'11") x 3.30m (10'10")**

Which has a double glazed window overlooking the south facing front garden, carpet, wooden door with glass panels, and electric radiator. Currently used as a lounge area.



## **BEDROOM THREE 2.26m (7'5") x 1.80m (5'11")**

With pendant light, carpet, and UPVC double glazed windows. You would need to reinstate the door to make this back to the third bedroom.

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## OUTSIDE



## GARDEN

The rear garden has a useful single garage, two separate storage sheds, and a greenhouse. It also has its own air raid shelter in the garden. A pathway to a grassed area to the front with a separate plot subject to planning could be used to house another garage.

## 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.

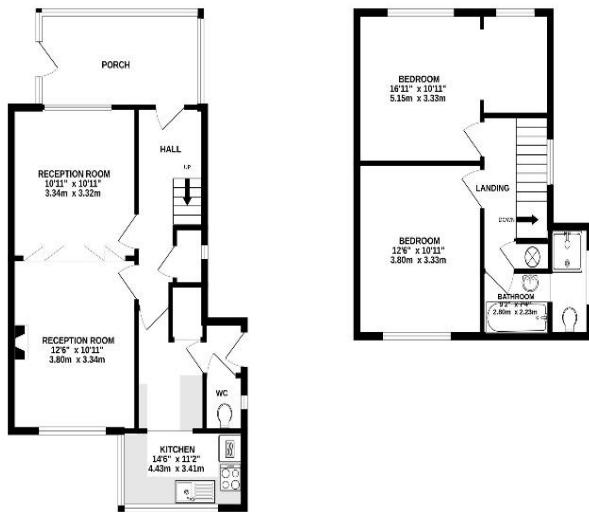
## COUNCIL TAX

BAND E

## SERVICES

Mains water, electric and LPG Gas

GROUND FLOOR 573 sq.ft. (53.5 sq.m.) approx.  
1ST FLOOR 422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.7 sq.m.) approx.  
WE RECOMMEND THAT PURCHASERS MAKE THEIR OWN INVESTIGATION OF THE PROPERTY. THE AGENTS ARE NOT RESPONSIBLE FOR ANY STATEMENT MADE IN THESE PARTICULARS. THE INFORMATION CONTAINED IN THESE PARTICULARS IS PROVIDED AS A GUIDE ONLY AND SHOULD NOT BE RELIED UPON AS STATEMENT OF FACT. THESE PARTICULARS DO NOT CONSTITUTE AN OFFER.

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