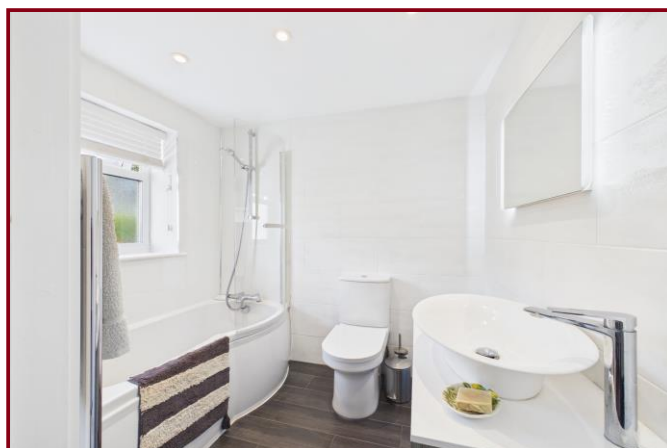




MAP estate agents
Putting your home on the map

Passage Hill, Mylor

£465,000
Freehold





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£465,000
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Property Introduction

A well presented spacious two bedroom detached bungalow that offers comfortable single storey living in a desirable village location.

The property is complemented by a welcoming hallway leading into a light and bright open-plan lounge/kitchen/diner with five windows in total. There are bi-folding doors opening out to a south-facing deck and garden along with a well established wrap-around garden. There are two well proportioned bedrooms, the master having an en-suite and a further bathroom.

Outside, to the rear is a lovely well established garden and deck to enjoy the beautiful environment with lovely views across the valley and surrounding fields.

Location

Mylor Bridge is one of Cornwall's most sought-after villages, being convenient for both Falmouth and Truro and with a wide range of local facilities.

The bungalow is just a short walk to the local amenities. The friendly village pub 'The Lemon Arms' is very close at hand, as is the well stocked village shop, newsagents, doctor's surgery, dentist, butchers, fishmongers, cafe/deli, hairdressers and primary school. There is also a bus stop in the village to travel further afield, however Mylor is one of those unusual Cornish villages where you have everything within it!

Mylor is also well known for its proximity to the creek, this is just behind the centre of the village, if sailing or simply wanting to be close to the water is important then this is the place for you! The famous 'Pandora Inn' is also in nearby Restronguet, known for its amazing waterside location and thatched roof. Mylor Yacht Harbour is located approximately two miles away.

ACCOMMODATION COMPRISES

Composite door opening to:-

HALLWAY

Access to loft which is semi-boarded with ladder, laminate flooring, electric consumer unit, storage cupboard housing solar panel converter and large storage cupboard with shelving. Radiator. Door to:-

OPEN-PLAN LOUNGE/KITCHEN/DINER 22' 7" x 11' 8" (6.88m x 3.55m) plus window recess

A very light and bright room with five double glazed windows (including three picture windows). Bi-folding doors open out onto the outside deck and garden. Inset spotlighting, laminate flooring throughout and space for table. Two radiators in the lounge and dining area.

KITCHEN AREA

Range of floor and wall-mounted soft dove grey units having adjoining working surfaces and incorporating an inset one and a half bowl single drainer sink unit. Integrated microwave, 'Hotpoint' washing machine, 'Hotpoint' oven with 'Zanussi' hob over and extractor fan above. Integrated whirlpool fridge/freezer and tiled surround.

Returning to hallway, doors off to:-

BEDROOM ONE 10' 10" x 10' 0" (3.30m x 3.05m) plus doorway recess

Double glazed window. Two wall-hung bedside cabinets and built-in wardrobe with shelving. Inset spotlighting and radiator. Door to:-

EN-SUITE SHOWER ROOM

Obscure glass double glazed window. Walk-in shower with splashboarding housing electric shower, vanity wash hand basin with mirror above, low level WC, heated towel rail, extractor fan and tiling to walls.

BEDROOM TWO 11' 7" x 10' 1" (3.53m x 3.07m)

Dual-aspect views with two double glazed windows (one of which is a picture window). Wall-hung bedside cabinets and inset spotlighting. Radiator.

BATHROOM

Obscure glass double glazed window. Bath with splashboarding surround and screen over housing mains water shower, low level WC, oval vanity wash hand basin with offset taps with mirror above and sensor lighting, heated towel rail and extractor fan.

OUTSIDE

To the front of the property, there is driveway parking for two vehicles and a newly landscaped and planted front garden with a range of mature shrubs and perennials. Pathway leading to the front door. External water supply and pedestrian gate to gravelled pathway leading to the side. To the rear of the property, there is a south-facing deck with space for seating with a rural outlook with valley views to one side. Steps down to wrap-around lawn with hedging and fencing to a fully enclosed garden. Established hedge, shrubs and a variety of plants with an irrigation system. External combination boiler, oil tank, shed and bin storage area.

SERVICES

Mains water and drainage, mains electric, oil heating. Please note there are solar panels that are owned on the property, giving discounted electricity.

AGENT'S NOTES

The Council Tax band for this property is Band 'D'. Built in 2019, the property has the remainder of an architect's certificate.

DIRECTIONS

Heading from the Falmouth end, proceed through the centre of village past the shop on the right with the 'Lemon Arms' Public House on the left and past the Post Office, proceed along Passage Hill. Gwel An Nans will be found on the right-hand side. If using What3words: toxic.jaws.haystack



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Lovely village location
- Detached bungalow
- Views across valley and fields
- Built in 2019 - remainder of architect's certificate
- Spacious light and bright lounge/kitchen/diner
- Two double bedrooms
- Master en-suite and separate bathroom
- Bi-fold doors from lounge out to south-facing deck and established garden
- Parking for two cars
- Close to all the amenities and lovely walks that the village has to offer!



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com