



15 Penoweth, Mylor Bridge, Falmouth, TR11 5NQ

£395,000

A detached 3 bedroom bungalow set on a particularly generous plot with open views within this sought-after development of individual homes, just moments from the centre of Mylor Bridge. The village's wide range of amenities makes it one of South Cornwall's most desirable places to live. The property requires complete renovation throughout and has been very competitively priced to generate significant interest. Offered with no onward chain and the added benefit of a single garage, this is a rare opportunity that will appeal to a wide range of buyers - early enquiries are strongly advised to avoid missing out.

Key Features

- Detached 3 bedroom bungalow
- Moments from Mylor Bridge village centre and its wide range of amenities
- Competitively priced with no onward chain
- Single garage
- Generous plot within a sought-after close
- Full renovation required - huge potential to add value
- Well maintained wraparound garden
- EPC rating F



THE LOCATION

Penoweth is a small, select close, perfectly positioned for the village and nearby head of picturesque Mylor Creek. Just a few minutes' walk of the excellent day-to-day amenities which include a sub-post office, butchers, community hall, public house, café, general stores, opticians, doctors' surgery, dentist, newsagents, junior school, church, fishmongers, hairdressers, beauty salon and nearby MOT garage and boat builders, as well as a bus service to the nearby towns of Falmouth and Truro.

The Mylor peninsula area is a particularly sought-after location by virtue of its excellent access onto the superb day sailing waters of the Fal Estuary with many sailing clubs nearby including Mylor, Restronguet and Flushing. Beautiful rural and creekside walks abound, including along nearby Church Road to Mylor Harbour and Flushing, and through the village to the picturesque Pandora Inn via Greatwood. With the cathedral city of Truro an approximate twenty minute drive away, it is little wonder why Mylor Bridge continues to be one of the most sought-after locations anywhere in the entire county.

THE ACCOMMODATION COMPRISES

From the gently sloping driveway, a covered entranceway with front entrance door leads into the:-

ENTRANCE LOBBY

Single glazed aluminium window to the front elevation. An ideal place for coat hooks, shoe storage etc. Door to the:-

MAIN HALLWAY

Doors to the living room, kitchen, WC, bathroom and bedrooms. Parquet flooring, radiator. Further door to storage cupboard.

LIVING ROOM

A nicely proportioned triple aspect room with single glazed aluminium windows with secondary glazing. Two radiators, feature parquet wooden flooring, feature fireplace with tiled hearth and tiled surround. Hatch to kitchen. Space enough for a dining table and chairs.

KITCHEN

A double aspect kitchen with single glazed aluminium windows overlooking the side and rear elevations. With eye and waist level units and worktop incorporating integrated sink with mixer tap. Space for electric oven. Secondary cupboard/larder. Vinyl flooring. Defunct boiler, integrated cupboard housing defunct hot water tank and shelving. Door to the rear courtyard.

BEDROOM THREE

A small double bedroom with single glazed aluminium window to the side elevation. Vinyl flooring, radiator, integrated wardrobe.

BEDROOM ONE

A double bedroom with vinyl flooring, radiator, single glazed aluminium window with secondary glazing overlooking the side elevation, and integrated wardrobe.

BEDROOM TWO

Another double bedroom with vinyl flooring, single glazed aluminium window overlooking the side elevation, and radiator.

WC

Vinyl flooring, low flush WC, single glazed aluminium window to the side elevation.

BATHROOM

A two piece suite comprising panel bath with integrated taps and overhead shower, and ceramic wash hand basin. Single glazed aluminium window to the side elevation. Radiator, part-tiled walls, vinyl flooring.

THE EXTERIOR

SINGLE GARAGE

An attached single garage with up-and-over door, providing space for one car. Door to rear courtyard, single glazed aluminium window to side elevation. Concrete flooring. Consumer unit and electric meter.

FRONT GARDENS

The property is accessed via a gated entrance opening onto a gently sloping tarmac driveway, with parking for several vehicles and immediate access to the single garage. The plot is bordered by low level stone walls and mature raised hedging, with several mature trees and shrubs providing increased privacy. Further area with low flower beds featuring mature flowers and shrubs, and an area of lawn which wraps around to the:-

SIDE AND REAR GARDENS

Continuation of the lawn. Low level stone wall and mature shrubs, with fencing to the rear. A particularly large and gently sloping rear garden, with a paved path leading from the side of the property to the front.

GENERAL INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property. Telephone points (subject to supplier's regulations).

COUNCIL TAX

Band E - Cornwall Council.

TENURE

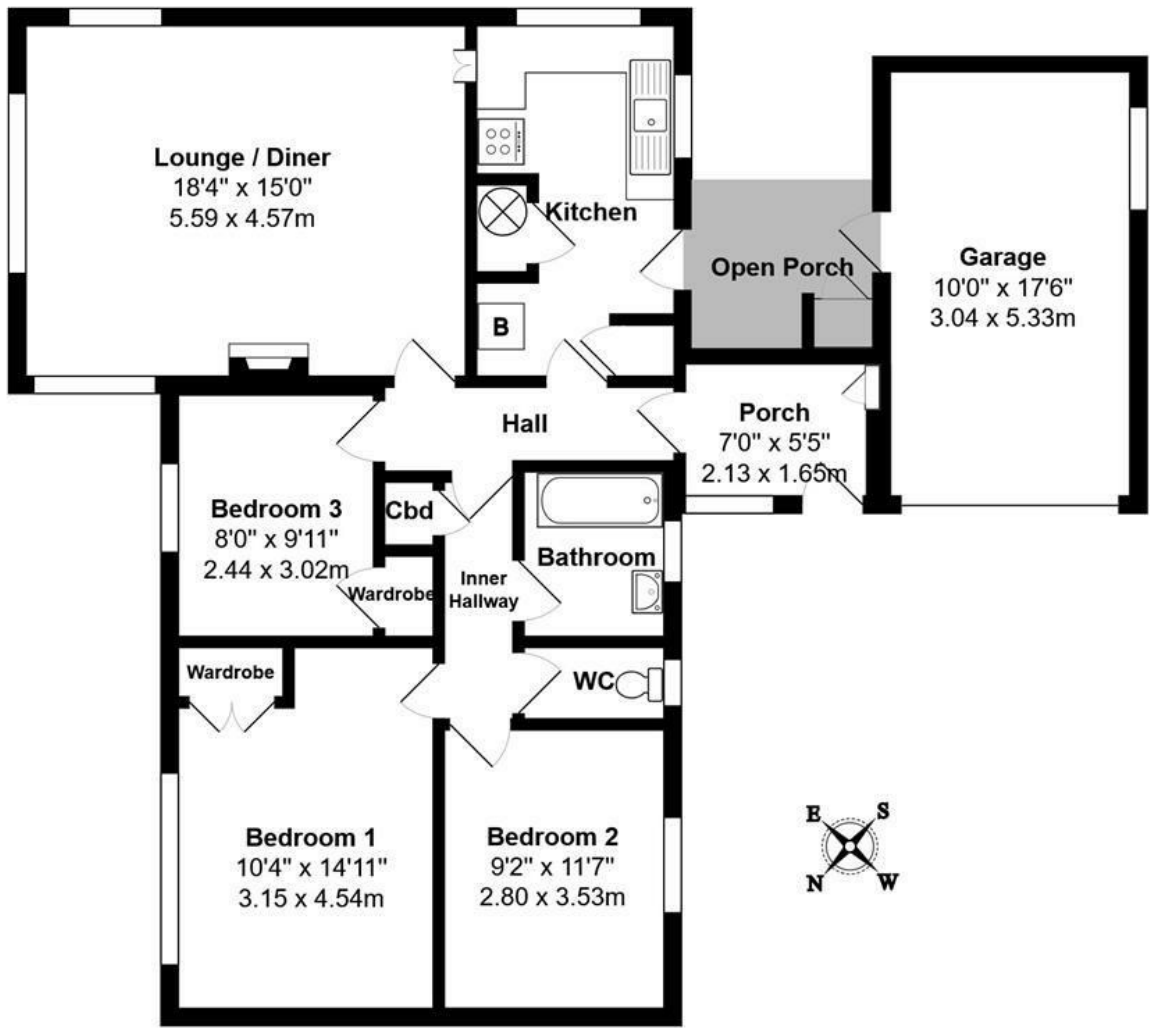
Freehold.

VIEWING

Strictly by prior appointment through the vendor's Sole Agents - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



Floor Plan



Penoweth, Mylor Bridge, TR11 5NQ

Total Approx Area: 89.6 m² ... 965 ft² (excluding garage, open porch)

All measurements are approximate and for display purposes only