



goundrys
SALES

Silva Gardens, Mylor Bridge

Falmouth

Guide Price
£625,000

Bedrooms: 2

Bathrooms: 2

Receptions: 1

This attractive detached bungalow enjoys a pleasant position within the sought-after development of Silva Gardens, comprising a collection of similar properties.

The accommodation is well-presented throughout and includes two bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a separate bathroom.

A particular feature of the property is the impressive open-plan kitchen, dining and living space, enhanced by vaulted ceilings and an abundance of natural light.

The kitchen itself comprises a range of fitted storage units with a central island and incorporates a host of integrated appliances, in keeping with the overall quality of the home.

Externally, the rear garden is predominantly laid to lawn, enclosed, and provides a pleasant outdoor space. In addition, the property benefits from driveway parking and a garage. The latter also offers a utility space at the rear with space for a washing machine / tumble dryer. Above the garage there is also potential storage space, this is in addition to potential storage in the main house -with its own fitted loft ladder.

The property also scores highly in terms of energy efficiency, with features including air source heating and solar panels.

Offered to the market with no onward chain, an early viewing is highly recommended.

Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.





Important Information For Buyers:

Tenure: We understand the property is Freehold

Estate Fees: We understand an annual estate management fee is applicable which is approximately £520.

Council Tax Band: E (Source: Council Tax Band Checker as of 23/03/2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has air source heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: A105 – Certificate valid until 19th October 2033

Approximate What3Words Location: ///downturn.loose.praning

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds of 5 – 1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor and indoor

O2 – Good outdoor and variable indoor

Three – Good outdoor and variable indoor

Vodafone – Good outdoor and variable indoor

For further material information, please refer to the relevant section(s) provided by this website.

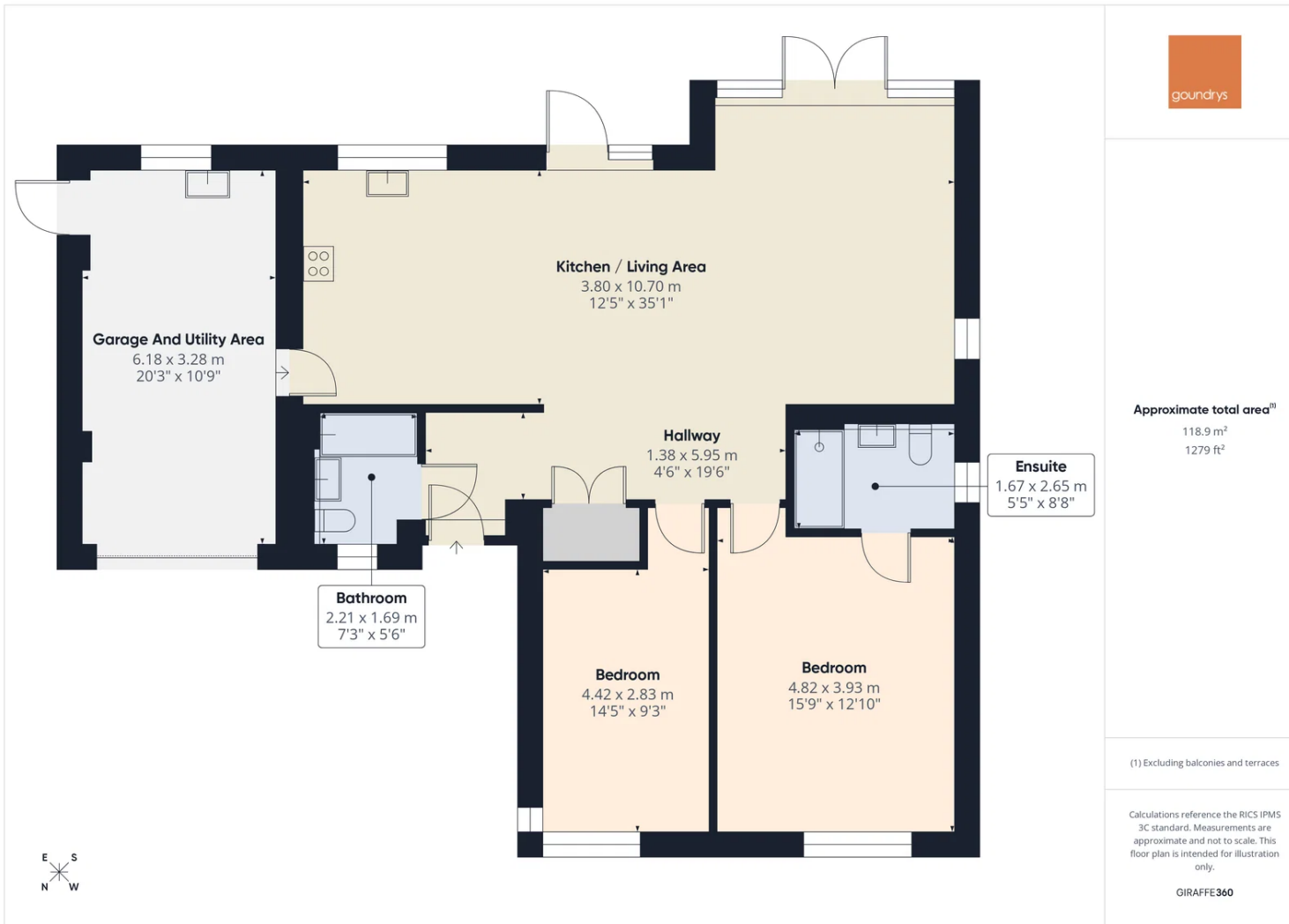
ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase.

Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	105	107
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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