

**FOR SALE**



**Cogos Park, Mylor Bridge**  
**Guide Price £410,000**

  
**MARTIN&CO**

# Cogos Park, Mylor Bridge

Guide Price £410,000

- IMMACULATELY PRESENTED
- MODERN BUNGALOW
- LEVEL GARDEN
- PARKING & GARAGE
- SOUGHT AFTER LOCATION

A beautifully modernised bungalow, providing light, contemporary, level accommodation with a manageable, enclosed rear garden and a large garage along with off-street parking.

**This stunning home, with a sleek, contemporary interior, has been refurbished by the current owners and is ready to move into.**

To the front of the bungalow is an off-street parking area. Entering the property, you come into an entrance hall with a door into the spacious integral garage on your right. The garage has room for extra appliances, including a washing machine, and it also houses the oil boiler and hot water immersion.

To your left, the hallway takes you to a spacious open-plan kitchen, lounge and dining room. The kitchen is fully fitted,



with a good range of minimalist floor and wall units, with a stone worktop and splashback. There is an integrated sink and a half with Quooker hot tap, an integrated fridge-freezer and dishwasher, wall hung double-oven and an induction hob. The dining room flows into the lounge area and there is plenty of natural light provided by windows to the front of the property as well as glass sliding patio doors, which open out onto the garden, at the rear.

Back in the hallway, you first come to Bedroom 2, which is currently fitted out as a dressing room. You then come to Bedroom 3, currently used as a study/ single bedroom. There is a second shared WC here which has been fitted out with lots of storage. This has previously been a full bathroom and could be reconfigured to accommodate a second shower or a bath if desired. At the end of the hall, in a quiet position looking into the garden, is the principal bedroom which has a modern ensuite shower room.

Externally, there is a pathway which runs along the right-hand side of the property to take you into the rear garden which is lovely and level. Here you will find a garden shed, space for a washing line, a small lawn surrounded by shrubs and bushes in the borders, and a patio with plenty of space to entertain family and friends or simply to soak up the sun.

EPC D

Council Tax Band C

Oil Fired Boiler

Solar Panels

UPVC Double Glazing

Garden

Mains electricity, water and drainage

Broadband : Ultrafast Broadband available at this postcode.

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information

Source: Ofcom.org.uk



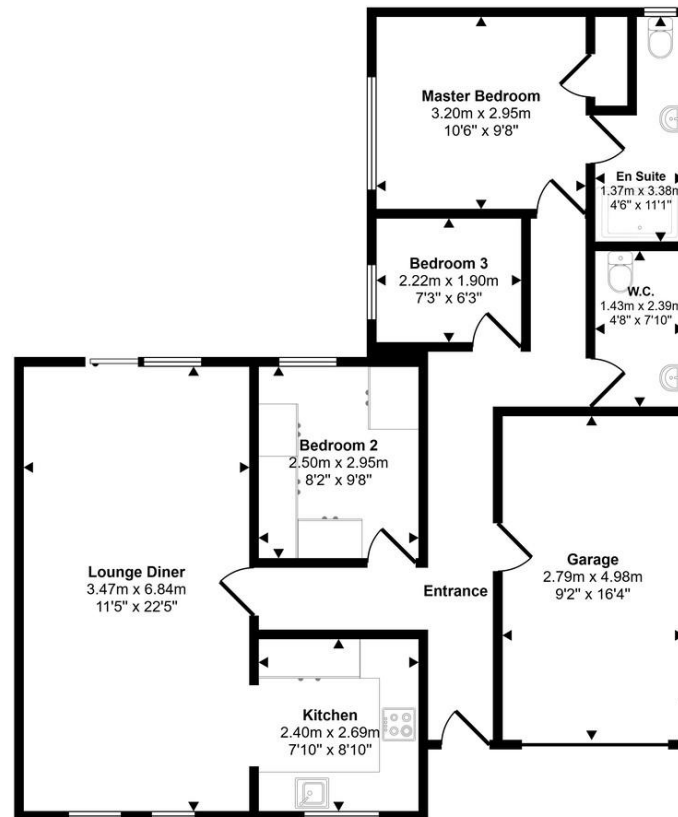
## LOCATION

Mylor Bridge sits beside the Fal estuary, on the northern shore opposite the busy harbour towns of Penryn and Falmouth. The village is linked by a charming bridge that gives the locality its name. An area of outstanding natural beauty (AONB), this is a place where creeks, boatyards, and green lanes mingle with friendly pubs and local shops.

'Cogos Park' is less than half a mile from the centre of Mylor Bridge which has an excellent range of local amenities including a café, post office, newsagent, village hall, general stores, public house (The Lemon Arms), butcher's, dentist and doctor's surgery. There is a bus service to the nearby port of Falmouth and the cathedral city of Truro, approximately 4.5 and 8.5 miles distant, respectively. From the village centre there is a beautiful walk along the northern banks of Mylor Creek, to the Fal Estuary and the mouth of Restronguet Passage - home of the famous thatched Pandora Inn.



Approx Gross Internal Area  
90 sq m / 967 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.

## Martin & Co Falmouth

72 Kimberley Park Road • Falmouth • TR11 2DF  
T: 01326 697696 • E: falmouth@martinco.com

# 01326 697696

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.