

TOM WILLS
PERSONAL PROPERTY AGENTS

3 Comfort Road

Mylor Bridge Falmouth, TR11 5SE

£450,000

3 1 2 D

3 Comfort Road

Mylor Bridge, Falmouth, TR11 5SE

Occupying a notably deep plot with far-reaching southerly views to the rear, a 1930s semi-detached house retaining many original features alongside modern electric radiators, double glazing and solar panels. The rear garden extends down to a pond with water lilies at its foot, set among established planting, while to the front a gated driveway leads to a detached garage and timber store beside a pretty front garden.

- Non-estate position a short walk from the village centre
- Far-reaching southerly views
- Deep rear garden with pond
- Gated driveway parking and detached garage
- Three bedrooms and two reception rooms
- Semi open-plan kitchen/dining room
- Ground floor WC and utility area
- Column style electric radiators with app controls
- Solar panels with feed-in tariff income - approximate net gain £1,500 per annum
- Recently redecorated

























THE PROPERTY

A well proportioned 1930s semi-detached house combining period character with a series of recent improvements. The accommodation comprises three bedrooms and two reception rooms, providing comfortable space for a family, with scope to extend in the future subject to the necessary consents. Original features include panelled doors, fitted joinery, fireplaces and generous ceiling heights, and the current owners have redecorated the house since their purchase.

The heating has been upgraded with modern column style electric radiators, controlled through a mobile app so that individual rooms can be scheduled and adjusted remotely. This works alongside double glazing, mostly installed in 2014, and roof mounted solar panels benefitting from a feed-in tariff, making for an efficient and practical home to run. The attic is spacious and we understand has potential to convert into accommodation, subject to the necessary consents.

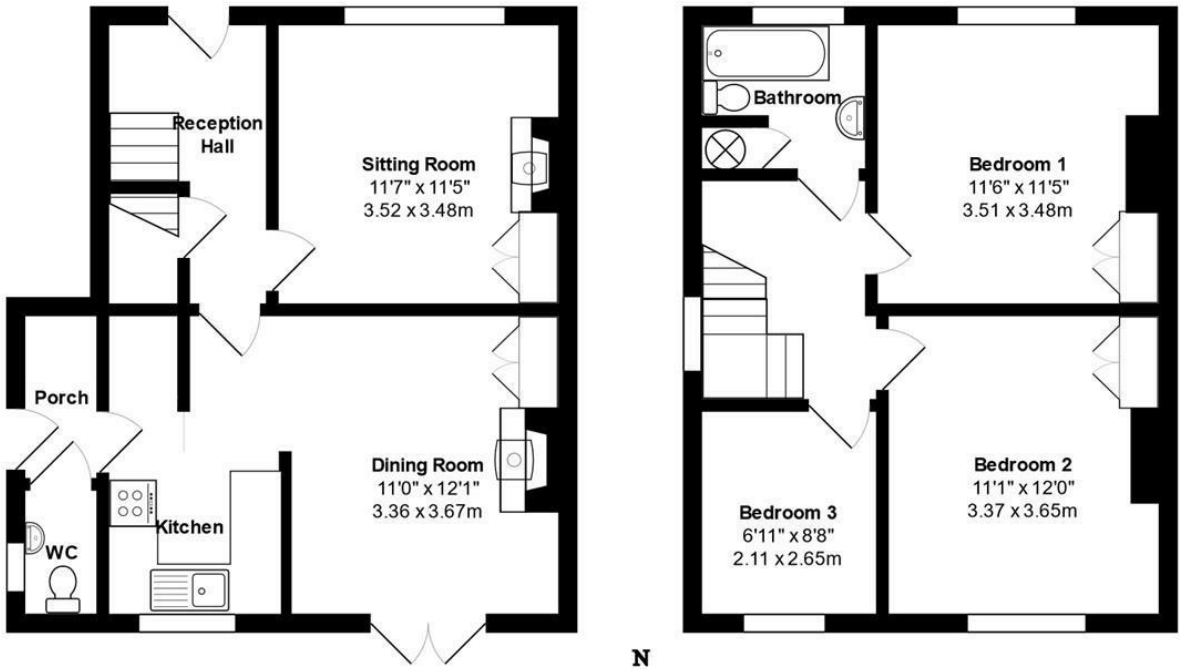
To the rear, the garden extends to a considerable depth, finishing with the pond, and enjoys open views over the surrounding countryside. A new timber fence has been erected along the side boundary, securing the garden for pets, and the space lends itself equally to families, keen gardeners and outdoor entertaining. The detached garage annd timber shed offers useful additional storage.

LOCATION

Comfort Road is one of the village's most sought after non-estate locations, a few minutes' walk from the centre of Mylor Bridge, with properties on the lower side enjoying countryside views. A relatively level three minute walk leads to the creekside and village amenities, which include The Lemon Arms public house, a village shop, butchers, fishmongers, newsagents, dentists, hairdressers, a primary school, village hall, playing fields and tennis courts.

ADDITIONAL INFORMATION

Tenure: Freehold. Services: Mains electricity, water and drainage are connected. Solar panels with feed-in tariff providing approximately £1,500 net gain per annum. Council Tax: Band D. EPC rating: 65 (D). Viewing: Strictly by appointment with Tom Wills Property Agents.



Ground Floor
Area: 44.0 m² ... 474 ft²

First Floor
Approx Area: 40.9 m² ... 440 ft²

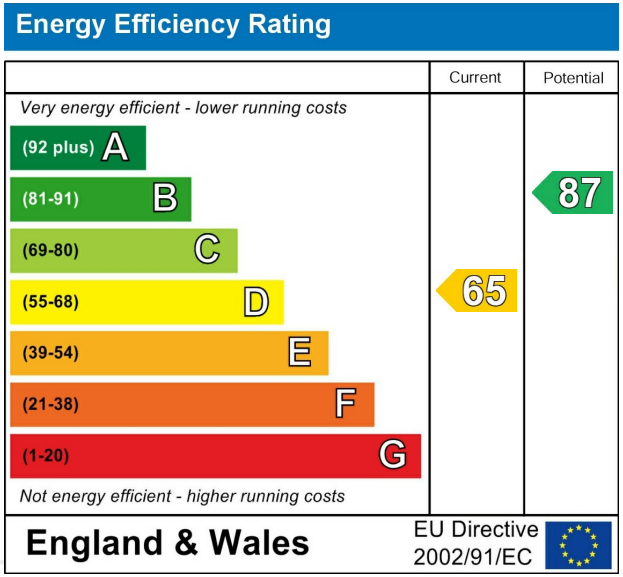
3, Comfort Road, Mylor Bridge, TR11 5SE

Total Approx Area: 84.9 m² ... 914 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Graph



Viewing

Please contact us on 01326 352302
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bar Terrace, Falmouth, Cornwall, TR114BP
01326 352302 | info@tomwillsproperty.co.uk | www.tomwillsproperty.co.uk