



3 Olivey Place Bells Hill, Mylor Bridge

Guide Price £395,000

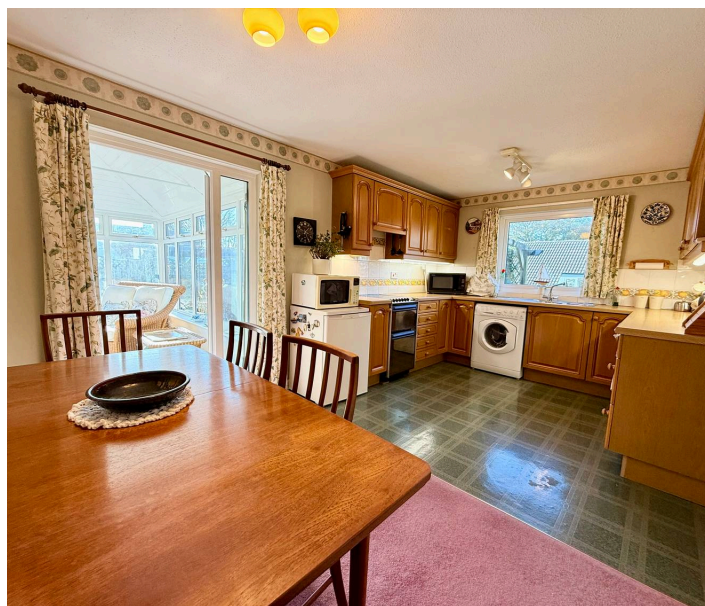


Heather & Lay  
*The local property experts*

- Detached 1980 bungalow in select Close
- Delightful creekside village & community
- Established level corner plot
- 2 Double bedrooms
- 19' sitting room with fireplace
- Kitchen & dining room
- Superb all season conservatory
- Enclosed South facing lawned garden
- Garage & driveway; workshop
- No onward chain

## THE LOCATION

Olivey Place is a popular Close of individual 1980s built homes lying on the outskirts of Mylor, a leisurely 10-minute walk to the village centre and creekside. Mylor has an active, friendly community and excellent facilities that include the Lemon Arms Pub, a well stocked village store, a highly regarded primary school, pre-school and playgroups. There are Doctor and Dentist surgeries, a Post Office and Newsagent, Hairdressers, award winning Butcher's shop plus a Fishseller. The Village Hall has an extensive programme that includes exhibitions, a history group, keep-fit classes and monthly cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields, plus a regular bus service running to Falmouth and Truro. Small wonder that the Sunday Times has named Mylor Bridge as 'One of the Best Places to Live' and that it is one of the most desirable villages around. The village is located approximately 4 miles from the harbour town of Falmouth and 8 miles from the Cathedral City of Truro, both of which have good schools, excellent shops, business and recreational facilities. Mylor Creek is a tributary of the River Fal, leading into the Carrick Roads with access to some of the best day sailing waters in the country. There are a number of yacht clubs nearby including those at Mylor, Restronguet, Flushing and several in Falmouth. Mylor Harbour, just a short distance away, has remarkable facilities including a Marina with pontoon and swinging moorings, chandlers, marine services plus restaurants and a general store/café.







## THE PROPERTY

It's no secret that Mylor is one of our favourite places to live and the availability of this super bungalow, being sold with no onward chain, presents a brilliant chance to secure a great home in this select close and village. Number 3 Olivey Place enjoys a favoured corner position within this popular cul-de-sac, set within an established level plot and South facing garden. There are two double bedrooms, but what is remarkable is the generous living space to be found here. The sitting room has an open fireplace and measures a healthy 19' long. There is a kitchen/dining room leading out into a wonderful further living room in the form of an all season conservatory/garden room with cavity block base, a panelled apex ceiling and heating. From here, wide double doors flow out onto the private South facing lawned garden. All is well cared for, comfortably equipped and very liveable although some may plan to modernise to some degree. For those requiring a little more space, subject to any necessary consents, there is scope perhaps to convert the garage to a third bedroom, or create an en suite for bedroom one. The garden is established and thoughtfully landscaped, with a driveway to park two cars side by side, leading to the garage with a workshop beside.



## ACCOMMODATION IN DETAIL

(ALL MEASUREMENTS ARE APPROXIMATE)

### PORCH

UPVC double-glazed panel effect front door and windows to the side and front. Hardwood panel and bevel-glazed multipane door into ....

### HALLWAY

'L' Shape with access to loft space. Dimplex slimline night storage heater, louvre door coat/utility cupboard. Cupboard housing electric tripping switches and meter. Doors to two bedrooms, bathroom, kitchen and dining room (through to conservatory). Multi-pane bevel-glazed door to ...

### SITTING ROOM

UPVC double-glazed window to front. Open fireplace with stone and tile surround, tile hearth and hardwood mantle. Slimline electric night storage heater, glass semi circular wall and a ceiling light.

### KITCHEN & DINING ROOM

UPVC double-glazed window to front. Spacious with defined areas to dine and cook, carpeted in the dining area and linoleum in the kitchen. Mid oak range of base and eye level cupboards and drawers with roll top work surfaces and an inset one and a half bowl stainless steel sink with mixer tap. Easy access corner cupboards. Electric double oven and grill with extractor. Space and plumbing for a washing machine, fridge and freezer. In the dining area an electric slimline night storage heater. Wide UPVC double-glazed door and glazed side pane into ...

### CONSERVATORY

A superb all seasons room with white panelled apex ceiling, cavity block base walls, and extensive UPVC double-glazed top opening windows, providing a room that is appealing and usable throughout the year. Electric night storage heater, wooden laminate flooring. Power and light. UPVC double-glazed doors facing South out into the garden.

### BATHROOM

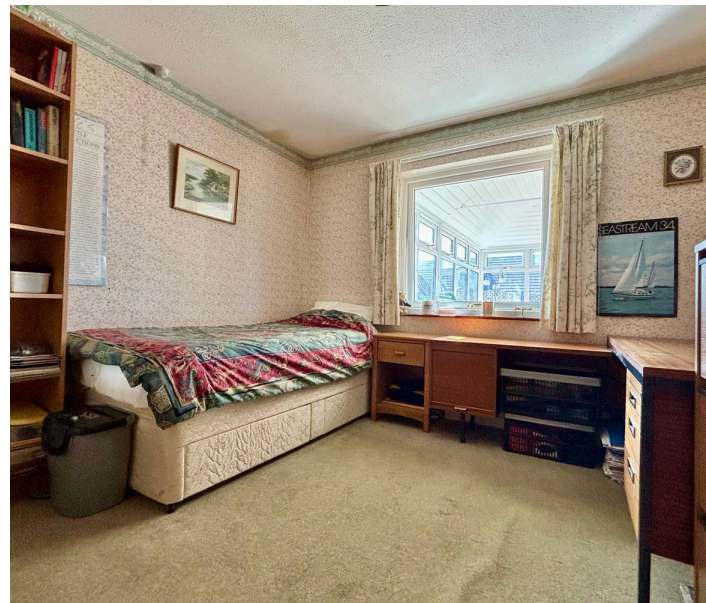
Three-piece coloured suite with WC, panelled bath with shower over, hand wash basin, chrome heated towel rail. Obscure UPVC double-glazed window to the rear. Wall-mounted heater. Airing cupboard housing an electric immersion and hot water tank. Slatted shelves.

### BEDROOM ONE

Built-in wardrobe and cupboard space. UPVC double-glazed window to side. Slimline night storage heater.

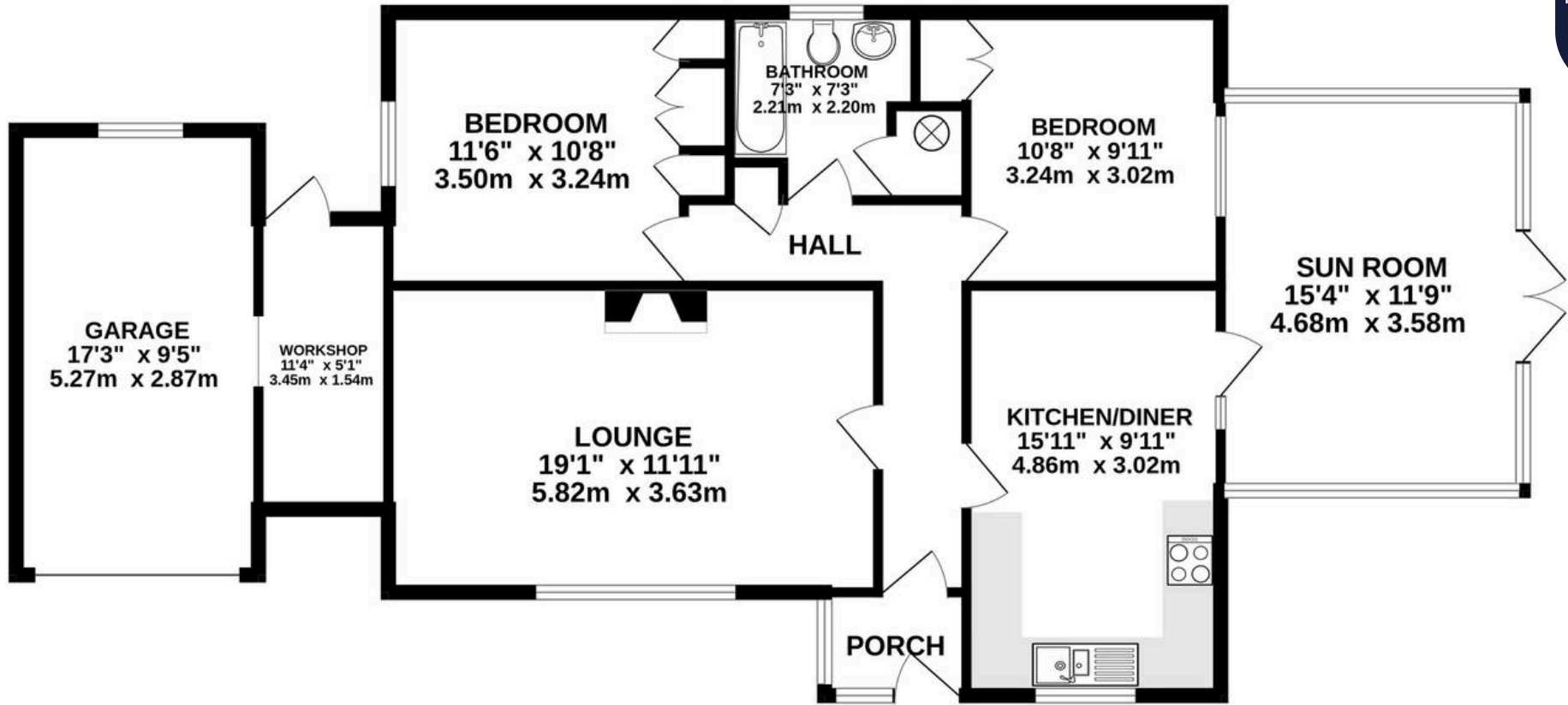
### BEDROOM TWO

Built-in wardrobe and chest of drawers. UPVC double-glazed window through to conservatory and garden.



# GROUND FLOOR

1186 sq.ft. (110.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## GARDEN

Number 3 lies within a nicely tended and level corner plot with a paved driveway to park 2 cars side by side, leading to the garage. Paved front terraces and wide pathways flanked by shrubs and flower beds. Beside the garage, a raised bed with climbing cotoneaster and a path around to the side where there is a timber shed. On the other side, a pathway, pergola, and trellised timber panels lead around to the main south-facing lawn and garden area which is sheltered and screened. This area flows so nicely to and from the conservatory. A path leads around to the workshop and garage, timber log store, water butts, tap and courtesy lights.

## REAR GARDEN

Tap, water butts. Slate sign Chy Gernyk

## SINGLE GARAGE

17'3" x 9'4" Up and over metal door. Apex ceiling, power and light.

WORKSHOP 11'6" X 5' Monopitch polycarbonate roof.

Workbench, shelving, power and light.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

SERVICES: Mains electricity, water and drainage.



## NEARBY MYLOR YACHT HARBOUR



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