



## Mylor Bridge

A delightful middle terrace home  
Set in the heart of this popular creekside village  
Available to purchase with 'no onward chain'  
Spacious, extended family sized accommodation  
Wood burning stove powered central heating  
UPVC double glazed windows, doors and conservatory  
Fitted kitchen/breakfast room, sitting room with fireplace  
Three bedrooms, bathroom/wc, cloakroom  
Driveway parking for two cars, sunny sheltered gardens  
Section 157 restriction (details available)



**Guide £345,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND D**

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REF: SK7023



We are delighted to offer as our clients sole agents, this extended, three bedroom terraced home which is set in a great location at the end of a cul-de-sac in the heart of this popular creekside location of Mylor Bridge near Falmouth and within walking distance of all the amenities this vibrant village has to offer.

The house has been a perfect family home for our clients during their tenure and it offers plenty of features including radiator central heating system powered by a woodburning stove, cavity wall insulation, panelled internal doors, UPVC double glazed windows some with Venetian blinds, doors and conservatory with a grey finish and a combination of hard wearing wood finish flooring and carpets.

The spacious accommodation includes on the ground floor, a reception hall and porch alongside with independent front door, a sitting room with fireplace and wood burning stove which in turn leads to a fabulous, large open plan conservatory with plenty of natural light and this incorporates access to the garden, a study/studio space and continues around to a custom built kitchen/breakfast room. A staircase from the reception hall takes you to the first floor landing, three bedrooms and a re-modelled bathroom/wc in white.

At the front of the property there is a level, raised parking area for two family sized vehicles and steps leading down past a terraced front garden. At the rear of the property, the gardens are approached through the conservatory and these offer a sunny, sheltered aspect with full width decked patio, gently sloping lawns and well screened on either side giving privacy and seclusion.

Mylor Bridge is widely recognised as one of South Cornwall's sought after locations, which is well served and provides a host of local amenities including a convenience store, fishmongers, butchers, post office/newsagents, hairdressers, dentist, doctors, The Lemon Arms Public house, and the well regarded primary and junior school. A local bus route links Falmouth to Truro, being five and eight miles distance respectively. Mylor Bridge can be lively for those who want to be emersed into village life but also for the keen sailor who offers immediate access to the exceptional sailing waters of Mylor Creek, the Falmouth Estuary, the Percuil River and Falmouth Bay.

The property has a Section 157 restriction in place which means that any prospective new owners will need to have lived or worked in Cornwall for a minimum of three years. A copy of the restriction can be supplied on request.

**An early viewing is highly recommended to secure this fine property.**

**Why not call our office today for details and an appointment to view.**

#### **THE ACCOMMODATION COMPRISES:**

Steps down from the parking area lead to:

#### **COMPOSITE FRONT DOOR TO:**

#### **RECEPTION HALL**

With staircase to first floor, radiator, hard wearing wood finish flooring, access to principal rooms.

#### **PORCH/UTILITY 2.54m (8'4") x 1.70m (5'7")**

Approached via a second front door and again with hard wearing wood finish flooring and sliding door leading to the main reception hall.

#### **SITTING ROOM 5.71m (18'9") x 3.28m (10'9")**

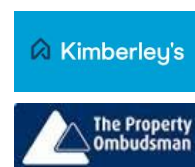
A generous reception room which has a focal point fireplace with wood burning stove set on a black slate hearth (provides central heating), double radiator, UPVC double glazed window overlooking the front aspect with Venetian blinds, multi-paned door to and from the reception hall, hard wearing wood finish flooring, TV aerial point, open plan to:



#### **CONSERVATORY 5.00m (16'5") x 3.53m (11'7") plus recess.**

A fabulous addition to the house providing a delightful bright multi-purpose reception area again with wrap around hard wearing wood finish flooring, broad UPVC double glazed sliding patio door with fixed side panel and spinnaker window over, double glazed glass roof, part fixed screening enjoying a lovely aspect over the gardens, continued hard wearing wood finish flooring and utility area with plumbing for dishwasher and space for and under counter freezer.

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.







**STAIRCASE FROM HALL TO FIRST FLOOR LANDING**

**BEDROOM ONE 3.58m (11'9") x 3.35m (11'0")**

Having a broad UPVC double glazed window with Vertical blind overlooking the front aspect, double radiator, access to insulated loft space, large walk-in wardrobe area, six-panelled internal door.



**CLOAKROOM**

With low flush wc, corner wash hand basin with tiled splash back, central ceiling light, recessed shelving.

**STUDY/OFFICE 2.08m (6'10") x 1.45m (4'9")  
(approached from the conservatory)**

With pine work bench, fitted shelving, double glazed window overlooking the rear garden.

**KITCHEN/BREAKFAST ROOM 3.15m (10'4") x 3.10m (10'2") plus recess.**

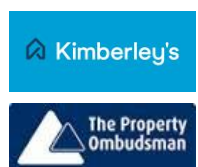
Approached from the conservatory or reception hall and equipped with a range of matching wall and base units, brushed steel handles, polished granite work surfaces, over counter lighting and ceramic tiling over, inset Belfast sink unit with contemporary chrome mixer tap, space for tallboy refrigerator/freezer and range style cooker, deep under stairs storage cupboard.

**BEDROOM TWO 3.53m (11'7") x 2.64m (8'8")**

Again with double glazed window with Vertical blind enjoying a pleasant outlook over the front aspect, double radiator, six-panelled internal door.



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**BEDROOM THREE 2.39m (7'10") x 2.08m (6'10") plus 0.99m (3'3") x 0.91m (3'0")**

A great bedroom for kids and this has delightful views through UPVC double glazed windows across the gardens to the playing fields and countryside on the horizon, radiator, built-in storage cupboard, six-panelled internal door.

**BATHROOM 2.06m (6'9") x 1.68m (5'6") plus 1.27m (4'2") x 1.02m (3'4")**

Re-modelled at some point with a white suite including; P-shaped shower bath, contemporary chrome hot and cold taps, Mira thermostatically controlled independent electric shower and metro tiled surround, towel rail, pedestal wash basin with contemporary chrome mixer tap and metro tiled splash back, low flush wc, broad UPVC double glazed windows enjoying lovely views across the garden to light woodland, airing cupboard with large hot water tank and slatted shelving alongside.

**OUTSIDE**

**GARDENS AND PARKING**

A level off road parking area provides a useful space for two family sized vehicles and steps alongside lead down past terraced gardens to the left and onto the front door. At the rear there are delightful south and west facing gardens enjoying views to countryside across the valley and having a broad full width timber decked patio which is an ideal space for relaxing and entertaining your family and friends, gently sloping lawns which are well screened on either side.



**COUNCIL TAX** Band C.

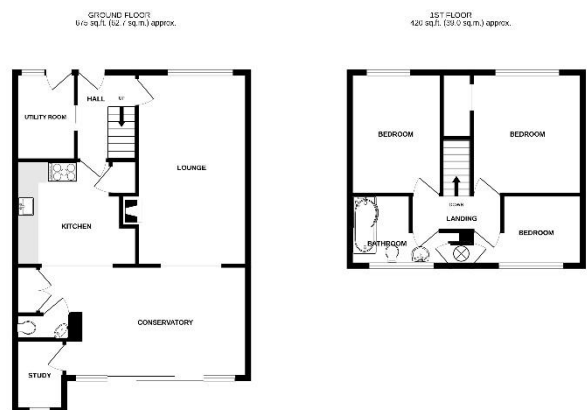
**SERVICES**

Mains drainage, water and electricity.

**MONEY LAUNDERING**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**FLOORPLAN**



TOTAL FLOOR AREA: 2066 sq.ft. (192.7 sq.m.) approx.  
The above details are for guidance only and are not intended to be relied upon. Measurements are approximate and should be checked by the purchaser. The above details are for guidance only and are not intended to be relied upon. Measurements are approximate and should be checked by the purchaser.

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