



Mylor Bridge

A superb, modern detached home
Set in an exclusive development of only 9 houses for the over 55's
Extremely well presented and proportioned accommodation
Generous kitchen/dining room with integrated appliances
Spacious lounge with UPVC double glazed French doors to garden
Three bedrooms, luxurious f/f bathroom/shower room, gf shower room/wc
Detached garage and driveway parking for two vehicles
Set on a bold corner plot backing farmland
Popular location in popular creekside village
LPG gas central heating throughout

Guide £695,000 Freehold

ENERGY EFFICIENCY RATING
BAND C

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

01326 311400
www.kimberleys.co.uk

REF: SK7068



This beautifully presented, detached house is set in a popular residential development for the over 55's within the sought after creekside village of Mylor Bridge, yet conveniently positioned for access by road to the harbourside town of Falmouth and the Cathedral City of Truro.

This exclusive close of 9 quality, detached houses constructed in 2017 by Blue Cedar Homes have been built around a circular communal garden offering stylish and convenient living, cleverly designed to allow owners to enjoy a stress free environment where maintenance has been provided by a well run management company.

This particular model 'The Ash', allows owners to live on one level if required, has pleasing rendered elevations and was designed with attention to detail making the decision to purchase so much easier. Plenty of features await new owners including LPG gas central heating by radiators, UPVC double glazed windows and doors and a combination of engineered oak flooring and fitted carpets throughout. There is a superb fitted shaker style kitchen in cream, black granite work surfaces and a range of quality electrical appliances plus a luxurious first floor bathroom/shower room and ground floor shower room/wc.

The accommodation in brief comprises: spacious reception hall, fitted kitchen/dining room, living room with the potential to create a fourth bedroom having double glazed French doors leading onto a garden on the ground floor. To the first floor there is a generous landing and access to the three bedrooms and the luxurious family bath/shower room. Outside there are open plan lawned gardens with well stocked flower borders and a pathway which leads to the garage with parking for two vehicles on the driveway. At the rear of the house there are tranquil, simple lawned garden that has patio areas and views across miles of open countryside.

Mylor Gardens is within walking distance of the centre of this popular and well appointed, creekside village which offers a wide range of local amenities including a convenience store, newsagents, sub post office, The Lemon Arms public house, butchers, fresh fish shop, a highly regarded village store. Mylor Yacht Harbour is nearby, situated in an area of outstanding beauty with miles of country and riverside walks on your doorstep.

As the owner's sole agents we highly recommend an immediate viewing to secure this fine property.

Why not call for your appointment to view today?

THE ACCOMMODATION COMPRISES:

A pathway from the drive leads to an oak front door with frosted panel giving access to:

RECEPTION HALL

A warm and welcoming introduction to the property with engineered oak flooring, radiator, ceiling lights, deep understairs storage cupboard with light housing the electric consumer box, security alarm panel, access to principal rooms, carpeted turning staircase (wired for a stairlift) to first floor landing.



SHOWER ROOM/CLOAKROOM 2.36m (7'9") x 1.90m (6'3")

Fitted with a walk-in shower cubicle having a mixer shower, tiled surround and glass screen, wash hand basin with chrome mixer tap set on a high gloss white drawer unit with tiled splashback and large wall mirror above, concealed cistern low flush wc with display ledge above, opaque UPVC double glazed window, chrome ladder style heated towel rail, mirrored bathroom cabinet, extractor fan, engineered oak flooring.

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.





KITCHEN/DINING ROOM 3.51m (11'6") x 5.36m (17'7")
KITCHEN AREA

UPVC double glazed picture window to the front elevation with Roman blind and views over the front garden and communal area. Fitted with a comprehensive range of cream shaker style kitchen units with brushed steel handles, black granite work surfaces above and tiled surround, inset underslung 1 1/2 bowl stainless steel sink unit with chrome swan neck mixer tap, a range of quality built-in appliances including a Neff electric hob with granite splash back and stainless steel extractor hood over, inset single Neff electric oven with matching microwave oven over, integrated Neff tall refrigerator/freezer, integrated Neff dishwasher, integrated Neff washer/drier. Inset ceiling spotlights, engineered oak flooring, two telephone points, electric sockets with USB ports.

DINING AREA

With UPVC double glazed window overlooking the side elevation with Roman blind, space for dining table and chairs, ceiling light, engineered oak flooring, radiator.



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.



LIVING ROOM 3.51m (11'6") x 4.47m (14'8")

The living room has UPVC double glazed French doors with glazed side panels and vented windows above, two small UPVC double glazed windows to either side all overlooking the enclosed rear garden, fitted carpet, two chrome and crystal flush light fittings, radiator, TV aerial point, telephone point, open to:



ADDITIONAL LIVING SPACE 3.66m (12'0") x 2.92m (9'7")

Previously described as bedroom three/dining room with UPVC double glazed window overlooking the rear garden, radiator, fitted carpet, chrome and crystal flush light fitting.



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.



TURNING, CARPETED STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR LANDING

A spacious landing having double glazed Velux windows, airing cupboard housing Worcester Bosch boiler, radiator, carpet, access to all bedrooms and bathroom.

BEDROOM ONE 3.66m (12'0") x 3.48m (11'5") excluding fitted wardrobe.

UPVC double glazed window overlooking the front aspect and small UPVC double glazed window to the side, fitted carpet, double fitted wardrobes, thermostat control, telephone point, central ceiling pendant light.



BEDROOM TWO 3.48m (11'5") x 3.94m (12'11") plus window recess 1.78m (5'10") x 0.79m (2'7")

UPVC double glazed picture window into window recess overlooking the enclosed rear garden, central pendant light, fitted carpet, radiator, telephone point, space for triple wardrobe.



BEDROOM THREE 3.68m (12'1") x 2.18m (7'2") plus recess (ideal for built-in wardrobe)

Currently used as a craft room, a single bedroom with UPVC double glazed window overlooking the rear enclosed garden, radiator, carpet, central ceiling light.



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.



BATHROOM 2.82m (9'3") x 2.44m (8'0")

Luxuriously appointed with a white suite comprising; panelled and handled bath with chrome mixer taps and fully tiled surround, wall mounted wash hand basin with chrome swan neck mixer tap set on a high gloss white vanity unit with drawers under, low-level flush wc, opaque UPVC double glazed window, chrome ladder style heated towel rail, extractor fan, ceramic tiled flooring with under floor heating, inset ceiling spotlights.



OUTSIDE

DETACHED GARAGE

Approached via the driveway that has parking for two cars. Up and over door, pitched roof providing plenty of eaves storage, electricity, light and power.

GARDENS

To the front of the house there are pleasant open plan gardens with lawn and well stocked flower borders.

Gated side access lead you to the rear of the property where upon you will find the most delightful landscaped garden, mainly laid to lawn, with well stocked flowerbeds sporting a wide variety of plants and shrubs, stone walling to two sides. Nestled in the garden lies a timber summerhouse, a useful multifunctional room which provides a haven to enjoy the stunning views of the garden. There is a good sized patio area, an ideal place to sit, relax and entertain family and friends. To the rear of the garage sits a greenhouse, further shed with lighting, and a patio.

This exclusive development has been cleverly designed, much thought has been taken to provide a pleasing and welcoming communal area to the front, whereby all owners can use the delightful summerhouse and seating.

MANAGEMENT CHARGES

Blue Cedar Homes Management Company takes excellent care of the development where the quarterly management charge of £788 covers extensive maintenance to give residents peace of mind and this includes gardening, window cleaning, external redecoration, gutter clearing, waste management and estate management. We understand that long term or holiday let is not permitted. Pet ownership needs to be granted by the management company.

COUNCIL TAX Band E.

SERVICES Mains water, electricity and drainage. LPG gas.

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.



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.





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.

