



## Mylor Bridge

An older style detached bungalow  
Set in the heart of this Creekside village  
In need of refurbishment and updating  
Plenty of potential to develop and extend  
Being sold with 'no onward chain'  
Oil fired central heating by radiators  
UPVC double glazed windows and doors (majority)  
Two reception rooms, three bedrooms  
Set in large mature private gardens  
Driveway parking for several vehicles



**Guide £450,000** Freehold

**ENERGY EFFICIENCY RATING  
BAND E**

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REF: SK7083



A rare opportunity to own this older style, three bedroom detached bungalow which comes to the market for the first time in twenty two years and is set in the heart of this popular Creekside village of Mylor Bridge, just a couple of minutes downhill walk to all the amenities this well served village has to offer.

We are selling the bungalow on behalf of our clients with 'no onward chain' and this offers a motivated purchaser the chance to conduct a swift sale and secure a chance to maximise the potential here by refurbishing, extending or redeveloping the property, subject to the normal planning permission and building regulation approval. The Brampton sits at the front of a large mature plot that offers extensive well planted gardens which enjoy a sunny aspect and plenty of privacy throughout the day and also having enough space for you to extend at the rear without compromising the garden.

It's current features including oil fired central heating by radiators, UPVC double glazed windows and doors (where stated), natural wood flooring in some rooms and a wood burning stove in the sitting room.

The accommodation includes a reception hall, sitting room, dining room, kitchen, utility room, three bedrooms and a bathroom/wc combined. At the front of the property there are well stocked gardens and driveway parking for several vehicles.

This detached property is situated in the popular village of Mylor Bridge that provides a host of local amenities including a convenient store, fish mongers, butchers, post office/newsagents, hairdressers, dentist, doctors surgery, The Lemon Arms public house as well as a well regarded primary/junior school. The village is situated on the local bus route to Falmouth and Truro in the opposite direction, five and eight miles respectively. Mylor has been and continues to be a much sought after location which can be lively for those who wish to be immersed into village life and for the keen sailor the property is a short distance to the riverside, the boatyard and Mylor Yacht harbour.

***As our clients sole agents, we thoroughly recommend an immediate viewing to secure this bungalow.***

***Why not call and book a personal viewing today!***

#### **THE ACCOMMODATION COMPRISES**

##### **RECESSED OPEN PORCH**

With ceramic tile flooring, a composite double glazed front door to reception hall having natural wood flooring, radiator and access to loft space, coat hooks.

##### **BEDROOM ONE 3.68m (12'1") x 3.38m (11'1")**

Having double glazed window overlooking the front, double radiator closed fireplace, natural wood flooring and four panelled internal door.



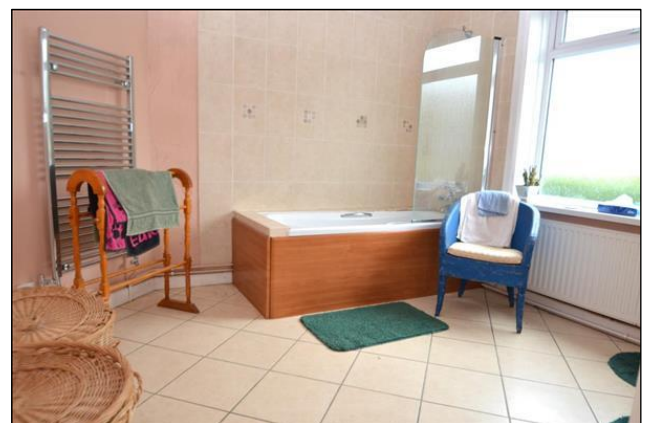
##### **BEDROOM TWO 3.71m (12'2") x 3.35m (11'0")**

Again, with double glazed window overlooking the front, double radiator closed fireplace, natural wood flooring and four panelled internal door.



##### **BATHROOM 3.15m (10'4") x 3.05m (10'0")**

A generous bathroom with white suite comprising panel bath, chrome mixer tap, hand shower with tiled surround, low flush wc, wash hand basin set on a vanity unit, radiator, ceramic tile flooring, frosted double glazed window, chrome ladder style heated towel rail and four panelled internal door.



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.



### **UTILITY ROOM 1.98m (6'6") x 1.68m (5'6")**

With Worcester oil fired central heating boiler, vinyl flooring, frosted double glazed window, radiator and four panelled internal door.

### **DINING ROOM 3.68m (12'1") x 3.05m (10'0")**

Having natural wood flooring, recessed double glazed window overlooking the garden, recessed wood burning stove (not tested) set on a slate tiled hearth.



### **SITTING ROOM 4.95m (16'3") x 3.35m (11'0")**

A bright dual aspect main reception room having a flank double glazed window overlooking the side, double glazed French doors and matching window enjoying a pleasant outlook and access to the front garden, natural wood flooring, a wood burning stove set in a red brick recess with a granite hearth, TV ariel point, curve corning.

### **KITCHEN 3.00m (9'10") x 2.29m (7'6")**

Having triple aspect double glazed windows overlooking the gardens, matching wall and base units, granite effect roll top work surfaces, ceramic tiling over, single drainer stainless steel sink with mixer taps and wooden door leading to the garden.



### **LOBBY**

Door from dining room leading to the lobby.

**BEDROOM THREE 2.92m (9'7") x 2.34m (7'8")** Double glazed window enjoying pleasant outlook over the gardens, vinyl flooring, radiator, four panelled internal door.

### **OUTSIDE**

At the front of the bungalow there is a large, gravelled driveway with parking for several vehicles if parked sensibly. Raised lawn to the right hand side, well stocked flowerbeds with plants and shrubs, large mixed hedging that sits along the boundary at the top of an original granite wall. Gravel pathway leads to the left hand side of the bungalow and continues round to the rear of the property.

A gravelled pathway continues as a patio and has steps leading up to a delightful, paved terrace and a pergola which has mature climbing plants including Wisteria, making this a delightful place to sit, relax and entertain your family and friends.

This large and extremely private rear garden offers extensive lawned areas, well stocked flower borders with a variety of plants and shrubs and in pride of place a tall Weeping Willow sits at the far end covering a chicken run and a garden shed. This garden with the right green fingers can be restored to its former glory.



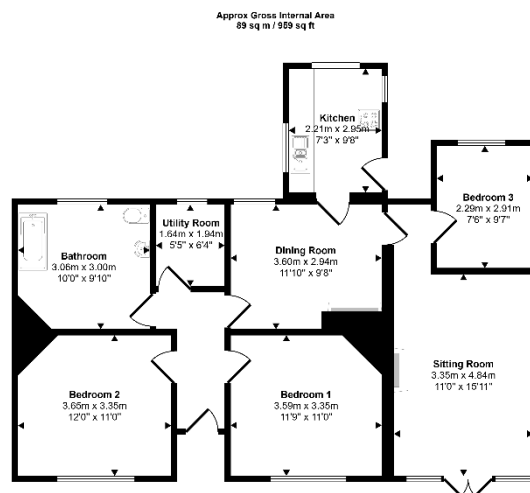
### SERVICES

Mains electricity, water, private drainage and oil fired central heating

### COUNCIL TAX Band E

### 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

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 500.



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