



Mylor Bridge

A substantial semi-detached home
Set in the heart of this creekside village
Being offered with 'no onward chain'
UPVC double glazed windows, doors and conservatory
Oil fired central heating by radiators
Three reception rooms, well fitted kitchen
Four double bedrooms, two bathrooms
Plenty of character with beams and fireplace
Private terraced rear gardens, detached studio
Off road parking and detached garage to the rear

Guide £565,000 Freehold

AWAITING EPC

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

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REF: SK7319



A great opportunity to own this substantial and spacious, four bedroom semi-detached home which is set in a great location at the bottom of Lemon Hill as you enter this popular creekside village of Mylor Bridge between Falmouth and the cathedral city of Truro.

This fine period home has been renovated over the years and much care has been taken by successive owners to retain the character and charm of the building whilst seamlessly blending it with modern contemporary themes.

Packed with features which will undoubtedly impress any prospective new owners some of which include UPVC double glazed sash windows, oil-fired central heating by radiators, a focal point granite fireplace with inset wood burning stove and painted beams in the sitting room, a shaker style fitted kitchen with appliances, a galleried landing with skylight over and a combination of quality floorings throughout.

This well presented house is considered ideal for a growing family and offers flexible accommodation arranged on two floors starting on the ground floor with a reception hall, cloakroom, sitting room, office/study, separate dining room, a shaker style kitchen and large conservatory at the rear. The first floor is approached over a turning staircase to a galleried landing where you will find four double bedrooms (one en-suite) and a family bathroom/wc combined. Outside the property there is parking for a large family vehicle to the front and a driveway along a service lane leads to a detached garage/workshop. There are delightful, landscaped gardens laid for ease of maintenance which is the perfect place to relax and entertain you family and friends.

The village is situated on the bus route to Falmouth and Truro, five and eight miles respectively. Mylor has been and continues to be a sought after, well appointed, location which can be lively for those whose wish to immerse in the village life and for the keen sailor the property is within a short distance of Mylor Yacht harbour.

As our clients sole agents' we thoroughly recommend an immediate viewing to secure this delightful period home.

Why not call for an appointment to view today?

THE ACCOMMODATION COMPRISES: Canopied porch over a UPVC double glazed front door which leads to:

RECEPTION HALL

With mat well, ceramic tiled flooring, painted beam ceilings, under stairs recess and shelving, access to principal rooms.

CLOAKROOM

With a white suite comprising; corner low flush wc, wall mounted hand wash basin and tiled splash back, vinyl flooring.

SITTING ROOM 6.40m (21'0") x 3.43m (11'3")

A delightful cosy sitting room with a focal point granite fireplace, solid timber lintel and wood burning stove set on a dark slate hearth, wood effect hard wearing wood finish flooring, deep recessed UPVC double glazed sash window and window seat overlooking the front aspect, TV aerial point, recessed bookshelves, four wall lights, radiator, multi-paned door from the hallway, painted beams, doorway to:



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.



STUDY 3.61m (11'10") x 2.49m (8'2")

A bright dual aspect room with large double glazed sliding patio door and fixed side panel overlooking and leading to the garden, recessed double glazed window to the return side, radiator, continued hard wearing wood finish flooring, wrap around book and display shelving.

DINING ROOM 3.66m (12'0") x 3.56m (11'8")

Having a deep recessed UPVC double glazed sash window and window seat overlooking the front aspect, double radiator, painted beam ceiling, fitted carpet, multi-paned door from the hallway.



FITTED KITCHEN 6.10m (20'0") x 3.51m (11'6") being of a maximum measurement of an irregular shape.

A delightful, contemporary fitted kitchen which offers a full range of matching wall and base units with brushed steel handles, wrap around solid wood block work surfaces and complementary metro tiling over, single drainer stainless steel sink unit with chrome swan neck mixer tap, plumbing for washing machine and dishwasher, Neff induction hob and stainless steel extractor hood, electric double oven, small food preparation sink, book and display shelving, inset ceiling spotlights, ceramic tiled flooring, double glazed French doors leading to:



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CONSERVATORY 5.28m (17'4") x 2.39m (7'10")

With UPVC double glazed windows and pitched roof, double glazed doors overlooking and leading to the courtyard garden.



TURNING PAINTED STAIRCASE FROM RECEPTION HALL TO:

FIRST FLOOR GALLERIED LANDING

With pitched roof and double glazed Velux window, over stairs drop lighting, double linen cupboard.



PRINCIPAL BEDROOM 3.84m (12'7") x 3.35m (11'0") measured to wardrobe front.

With UPVC double glazed sash windows and roller blind overlooking the front aspect, hard wearing wood finish flooring, radiator, floor-to-ceiling fitted wardrobe cupboards with full length mirrored sliding doors, panelled internal door from landing, second door to:



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EN-SUITE SHOWER ROOM

Well appointed with a white suite comprising; large double shower area, chrome mixer shower and glass screening, wash hand basin set in a vanity unit, low flush wc, large mirror and accessory cupboard alongside, extractor fan, further ceramic and mirrored tiling, heated towel rail.



BEDROOM TWO 3.35m (11'0") x 2.79m (9'2") plus 2.49m (8'2") x 1.78m (5'10")

A spacious L-shaped bedroom with two recessed UPVC double glazed sash windows overlooking the front aspect, hard wearing wood finish flooring, radiator, access to insulated loft space, built-in storage cupboard, panelled internal door.



BEDROOM THREE 3.68m (12'1") x 2.62m (8'7")

Another bright double bedroom with two recessed double glazed sash windows overlooking the rear garden, hard wearing wood finish flooring, radiator, canopied ceilings, panelled internal door.



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BEDROOM FOUR 2.74m (9'0") x 2.69m (8'10")

Another good sized bedroom with recessed UPVC double glazed window overlooking the rear, radiator, hard wearing wood finish flooring, access to insulated loft space, panelled internal door.



FAMILY BATHROOM 2.84m (9'4") x 1.57m (5'2")

Well appointed with a white suite comprising; P-shaped shower bath, contemporary chrome mixer tap and shower attachment, fully tiled surround and curved shower screen, pedestal hand wash basin with contemporary chrome taps and tiled surround, low flush wc, extractor fan, hard wearing wood finish flooring, inset ceiling spotlights, panelled internal door.



OUTSIDE

To the front of the property there is an off road parking space for one large family vehicle. A service lane to the right of the property leads to:

DETACHED GARAGE/WORKSHOP 5.18m (17'0") x 2.87m (9'5") plus 2.87m (9'5") x 1.22m (4'0")

A fabulous and highly irregular shaped garage/workshop which is ideal for the car enthusiast and having a roller door, lighting and power, stainless steel sink unit and tiled surround.

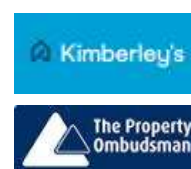
GARDENS

The gardens have been landscaped for ease of maintenance starting with gravelled areas, slate and wooden bench seating to the right hand side and well stocked rockeries above, continuing to a delightful gravel seating area which is well screened by timber fencing and continuing up to the top level of garden which is again gravelled and has a variety of plants and shrubs and a palm tree and various seating areas to enjoy the sunshine throughout the day. To the right hand side sits a large garden shed of block and timber construction with light and power and this measures 3.56m (11'8") x 2.34m (7'8") and finally, a timber studio sits across the rear boundary providing a useful area for outdoor entertaining in the spring and summer months.

COUNCIL TAX Band D.

SERVICES Mains drainage, water and electricity. Oil fired central heating.

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MONEY LAUNDERING

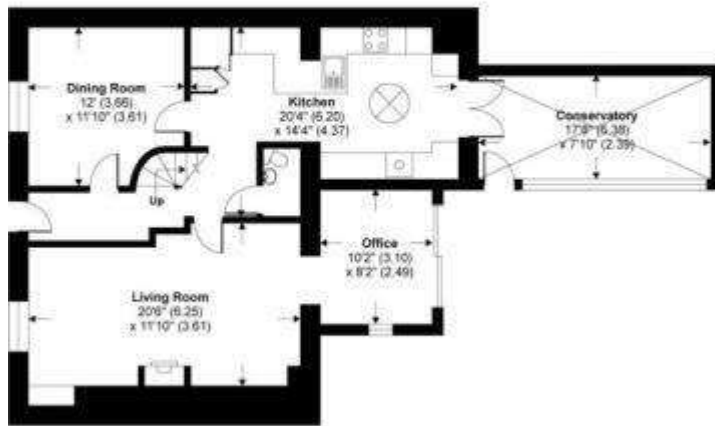
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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Lemon Hill, Mylor Bridge, Falmouth



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1746 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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