



8 Mylor Gardens

Mylor Bridge



8 Mylor Gardens, Mylor Bridge, Falmouth TR11 5FZ

Located close to the waterside village conveniences of Mylor Bridge and enjoying an entirely traffic-free setting off Comfort Road, this impeccably presented home is a high quality, well-designed, spacious, light and welcoming detached residence providing well-balanced accommodation complemented beautifully by a professionally landscaped garden.

For people enjoying life over 55.

Distances

Village centre – 800 yards; Flushing – 2; Mylor Yacht Harbour – 2.5;
Falmouth – 4; Perranwell Station (branchline rail) – 4.5; Carnon Downs – 5;
Trelissick Gardens (National Trust) – 7.5; Truro – 8; Helford Passage – 8.5;
St Mawes (via King Harry Ferry) – 13.5; Cornwall Airport (Newquay) – 26

(All distances are approximate and in miles)



Location

Mylor Gardens occupy a quiet and traffic-free position close to the edge of Mylor Bridge, one of south Cornwall's best villages. Mylor Bridge is particularly well-served, with local amenities including a village store/post office, butchers, fishmongers, newsagents, doctors' surgery, dentists and local public house, all within walking distance.

For sailing enthusiasts, Mylor Yacht Harbour is easily accessible and provides national-class facilities with full-service boatyard, berths and safe mooring as well as chandlery, café, restaurant, sailing school and boat hire.

Many beautiful creekside and country walks abound in the area, including circular walks along the creek to the famous Pandora Inn in one direction, and in the other along Church Road to the yacht harbour, around Trefusis Point to Flushing, where there are two public houses, quayside restaurant and foot ferry to Falmouth.

All in all, a private, discrete and incredibly desirable village location providing the perfect base from which to enjoy the very best of south Cornwall.



The property

- Superb detached modern home, completed in 2017
- High quality with excellent energy efficiency
- One of only nine within a beautifully maintained and highly regarded development
- Entrance hall with single-flight stairs (with electrics in place for a stairlift) and fitted cupboard
- Double aspect living room enjoying a pleasant outlook over the communal garden. Scandinavian RAIS woodburner mounted on a honed granite hearth. Elegant French doors and window reveals to the dining room
- Dining room with French doors to the garden
- Well-appointed fitted kitchen enjoying a charming view of the garden. Granite tops and full range of appliances by NEFF: fridge/freezer, dishwasher, induction hob, microwave, oven and washer / dryer. Door to the garage.
- Ground floor shower room with contemporary textured tiling and fittings by Duravit and Geberit
- Ground floor study / snug / 3rd double bedroom with a pleasant outlook of the communal garden
- Landing with vaulted ceiling, Velux window, storage cupboard and large airing cupboard with Baxi boiler
- Spacious master bedroom enjoying a pleasant view of the communal garden and beyond to open countryside to the south. Separate dressing room with full range of fitted wardrobes
- Spacious guest bedroom with a fitted wardrobe and a pleasant view of the communal garden and beyond to open countryside to the south
- Beautifully appointed 4-piece bathroom with separate shower and two Velux windows. Fittings to match shower room



The garden

- Professionally landscaped (2019), well-planted and immaculately tended rear garden providing excellent privacy
- Terraced lawn with grey slate walling and flowering beds
- Patio terrace
- Side path and gate providing access to the front of the property
- External lighting and tap
- Integral garage with utility provision and door to the garden. Electric up and over door.
- Brick-paved driveway parking
- Residents' communal garden, laid to lawn and patio with planted borders and summerhouse

Tenure, services and general information

Freehold

Management company for the development (private road) with an annual contribution of £2,856 (£714 paid quarterly, Blue Cedar Homes Management Company). This includes maintenance of the common areas of the development. It also includes maintenance of the communal lawn, planting and gazebo, verges, external lighting along the drive and in front of each property, supply of electricity and water for the common areas, the collection of domestic rubbish, recycling and garden waste.

The estate services are provided for 12 hours per week, currently on Mondays and Fridays. In addition, external decoration, regular window cleaning and annual gutter cleaning are all provided. The estate manager also carries out ad hoc external jobs for residents.

The accounts are reconciled annually: any overpayments are returned and if there is a shortfall, each property contributes equally. The Management Company is a not-for-profit organisation.

The original marketing brochure is available on request.

Services: Mains electricity, water, drainage and LPG gas central heating. Broadband: Ultrafast Full Fibre is available. Council Tax E. Residue of 10-year NHBC guarantee.

Occupancy restriction: Residents must be aged 55 or over. Letting is permitted so far as the occupier is 55 or over. No holiday letting. The owner can be under 55, providing the occupier is 55 or over. Dogs are allowed (subject to consent given by the management company). Camper vans, caravans and boats are not to be kept on the driveway.

What 3 Words ///incur.stiffly.masks

Directions

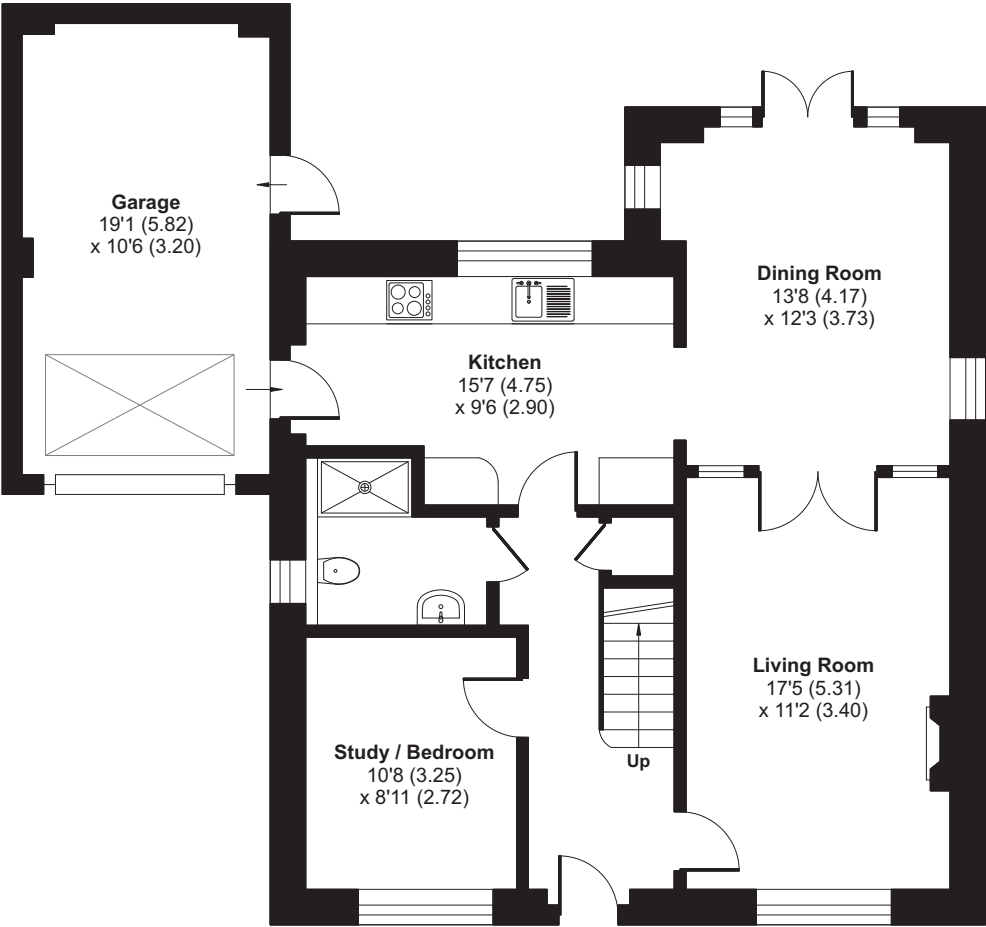
From the centre of Mylor Bridge, turn into Comfort Road and travel in a westerly direction before turning right into Cogos Park. Continue until the turning into Mylor Gardens on the left.



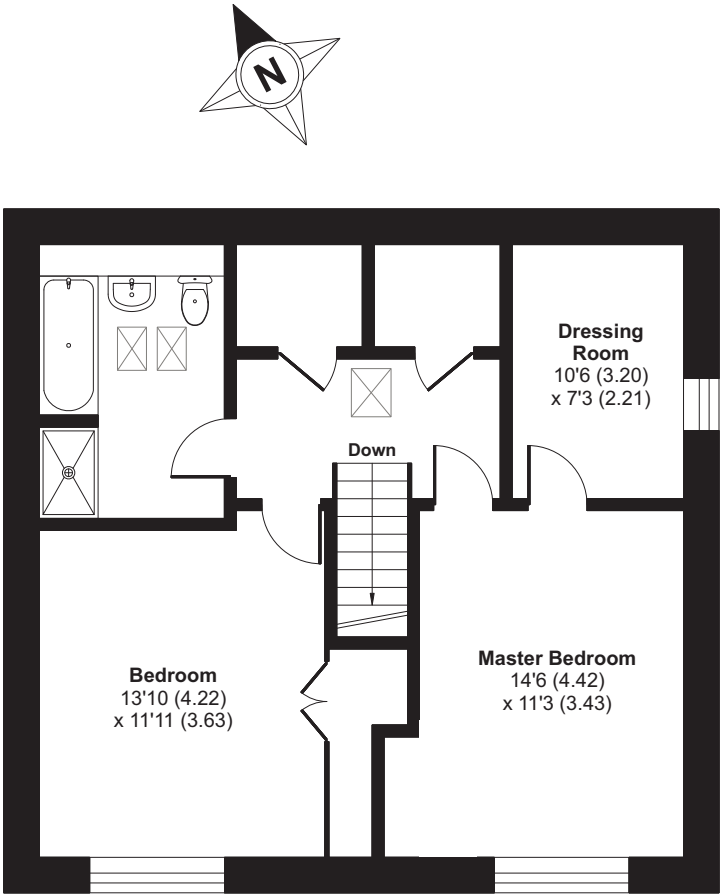
8 Mylor Gardens, Mylor Bridge, Falmouth, TR11 5FZ

Main House = 1482 sq ft / 137.6 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 1682 sq ft / 156.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Shore Partnership Limited. REF: 967124

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PROPERTY AGENTS

Where you live matters

shorepartnership.com

contact@shorepartnership.com | 01872 484484