



## 45 Bonython Close, Mylor Bridge

£285,000 Freehold

Ex-local authority house thought to have been built circa 1950's. Great location within this lovely Creekside village. Semi-detached with two generously sized bedrooms. Nice rear garden facing West. In need of decorating and with no onward chain.

**Heather & Lay**  
*The local property experts*

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- Two double bedrooms
- Westerly facing rear garden
- Great location
- In need of decorating
- Video tour produced
- No onward chain!

### THE PROPERTY

Built of block, this ex-local authority home is solidly built and obviously “cared for” over the last 70+ years. Our vendor has called number 45 home for almost 20 years and, sadly now part of a deceased estate. The property is being sold with no onward chain and would make a fantastic first home or perfect for those who want to retire in a lovely Creekside village. On the ground floor, there are two large rooms that have natural light thanks to windows at the front and rear. The left side of the property is set up as the kitchen and dining room and the right side has the sitting room. Upstairs there are two good sized double bedrooms and a modern shower room. Our vendor was elderly, so the likelihood is the new owners will redecorate/modernise and of course we have factored this into our guide price. We have produced a detailed walk-through, talk-through video tour, and we would encourage all potential buyers to watch the video before booking a viewing.

### THE LOCATION

Bonython Close is typical of a 1960s development with decent plot sizes and generous spacing between homes. A great place to live, just a minute or two walk from the village centre, shops, pub and primary school and 5 minutes walk from the Creek. Mylor Bridge is a thriving and much sought-after Creekside village with an active community and good local amenities, including its primary school, church, the Lemon Arms pub, well-stocked village store, Newsagents, Hairdresser, Dentists, and award-winning Butcher's shop. There are two pre-school Playgroups, a Bowling Green and a children's Play Area, together with a regular bus service running to Falmouth and Truro. The village is located approximately 4 miles from Falmouth harbour town and 8 miles from the Cathedral city of Truro, each having comprehensive schooling, shopping, business and recreational facilities. The delightful harbourside village of Flushing is about 2.5 miles away. Mylor Creek is a tributary of the River Fal and leads into the Carrick Roads with access to some of the finest day sailing waters available. For the sailing and boating fraternity, the creek offers outstanding and exciting opportunities. There is a boatyard and several active local sailing clubs, including those at Restronguet, Mylor, Flushing and several in Falmouth. Mylor Harbour is just a 1¼ mile walk and provides excellent facilities, including a marina with pontoon and swinging moorings, Chandlers and a full range of Marine services, along with two restaurants and a general store/cafe.



## ACCOMMODATION IN DETAIL

(All measurements are approximate)

Once in through the front door there are stairs to the first floor straight ahead, kitchen/dining to the left and a door to the right into the...

### KITCHEN/DINER 13' 3" x 16' 4" (4.03m x 4.97m)

The kitchen is well-appointed but in dark wood, which isn't in Vogue at the moment, but a lick of paint to duck-egg blue or cream would transform it. A window to both the front and rear brings in natural light, and a door to the rear gives access to the storeroom.

### SITTING ROOM 9' 11" x 16' 4" (3.02m x 4.97m)

Nice, light room thanks to the windows on both the front and rear elevations (it might be worth fitting French doors to the rear garden). Fireplace with original tile surround. Door through to the...

### LANDING

Landing with doors to both bedrooms and shower room. Loft hatch. Window to the rear.

### BEDROOM ONE 9' 11" x 12' 1" (3.03m x 3.68m)

Large double bedroom with windows to both the front and rear.

### BEDROOM TWO 9' 11" x 16' 3" (3.01m x 4.96m)

Another double bedroom with window facing the front. Built-in wardrobe.

### SHOWER ROOM 5' 11" x 6' 5" (1.80m x 1.95m)

Modern suite in white, W/C, hand basin in vanity unit and large walk-in shower cubicle with electric shower over and wipe-down wall panels. Chrome radiator. Obscure window to the rear.

## STORE

4' 11" x 6' 11" (1.51m x 2.11m)

Just outside the rear door is a block-built store and coal bunker.

## FRONT GARDEN

The front garden is set back front the road and maturely planted. A side gate leads to the rear garden. A nice private garden faces West at the rear, so..lovely and sunny all afternoon and evening. Patio and grassed area.

## AGENTS NOTE

No onward chain. Clear Mundic report.

Council Tax Band: B

Tenure: Freehold

## SERVICES

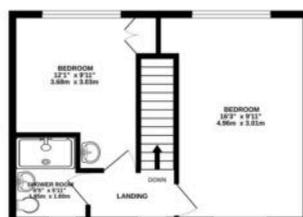
Mains electricity, water and drainage.



GROUND FLOOR  
409 sq ft, (38.0 sq m.) approx.



1ST FLOOR  
378 sq ft, (35.1 sq m.) approx.



TOTAL FLOOR AREA: 787 sq ft, (73.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown are not to be relied on and no guarantee as to their operability or efficiency can be given.  
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