



Dingley Dell Comfort Road, Mylor Bridge

Guide Price £895,000



Heather & Lay
The local property experts

- Large detached bungalow
- Three bedrooms plus one bedroom annex
- Master bedroom with en-suite and dressing room
- Updated and beautifully presented
- Large open-plan sitting room
- Bi-fold door out to the rear garden
- Lovely mature and private garden
- Summer house
- No passing traffic
- 1850²ft

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services: Mains electricity, water & drainage

THE PROPERTY

We sold this to our vendors twelve years ago and its fair to say that there have been a few changes....new roof, kitchen, bathroom, shower room, flooring, bi-fold doors are just a few of the updates that have been done. Superbly presented and designed with careful attention to detail. There are three bedrooms plus a very useful annex where a dependent relative could live quite happily.

The garden is simply magical with a kaleidoscope of colour, neatly manicured lawn and small stream surrounded by high hedging making this a tranquil setting. The large decked area off the sitting room allows for alfresco dining whilst enjoying the summer sunshine thanks to the orientation.

We have produced a detailed walk-through, talk-through property video tour which will give a good degree of understanding and information but we also advise all potential buyers to visit in person to fully appreciate this fabulous property.

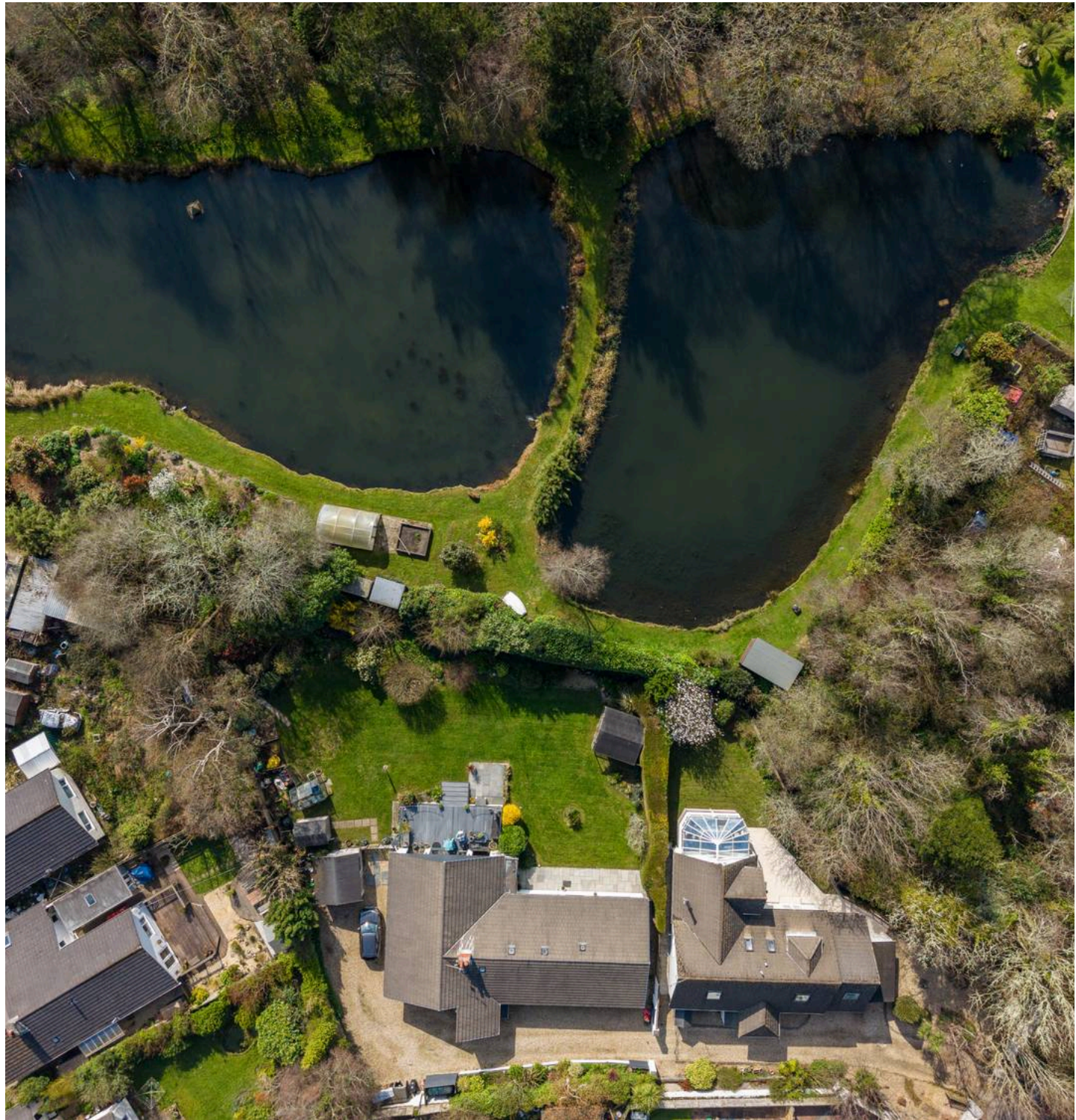


THE LOCATION

'Dingley Dell' sits in an enviable spot, on the outskirts of Mylor Bridge. It's a delightful position, off Comfort Road along a drive accessing two homes, where the village centre and creekside are within a leisurely ten minute walk.

Mylor has an an active, friendly community and excellent facilities that include the Lemon Arms Pub, a well stocked village store, a highly regarded primary school, pre-school and playgroups. There are Doctor and Dentist surgeries, a Post Office and Newsagent, Hairdressers, award winning Butcher's shop plus a Fishmonger. The Village Hall has an extensive programme that includes exhibitions, a history group, keep-fit classes and monthly cinema showings. There are also several local clubs, tennis courts, a bowling green, playing fields plus a regular bus service running to Falmouth and Truro. Small wonder that the Sunday Times has named Mylor Bridge as 'One of the Best Places to Live' and that it is one of the most desirable villages around.

The village is located approximately 4 miles from the harbour town of Falmouth and 8 miles from the Cathedral City of Truro both of which have good schools, excellent shops, business and recreational facilities. Mylor Creek is a tributary of the River Fal, leading into the Carrick Roads with access to some of the best day sailing waters in the country. There are a number of yacht clubs nearby including those at Restronguet, Mylor, Flushing and several in Falmouth. Mylor Harbour, just a short distance away, has remarkable facilities including a Marina with pontoon and swinging moorings, chandlers, marine services plus restaurants and a general store/café.

















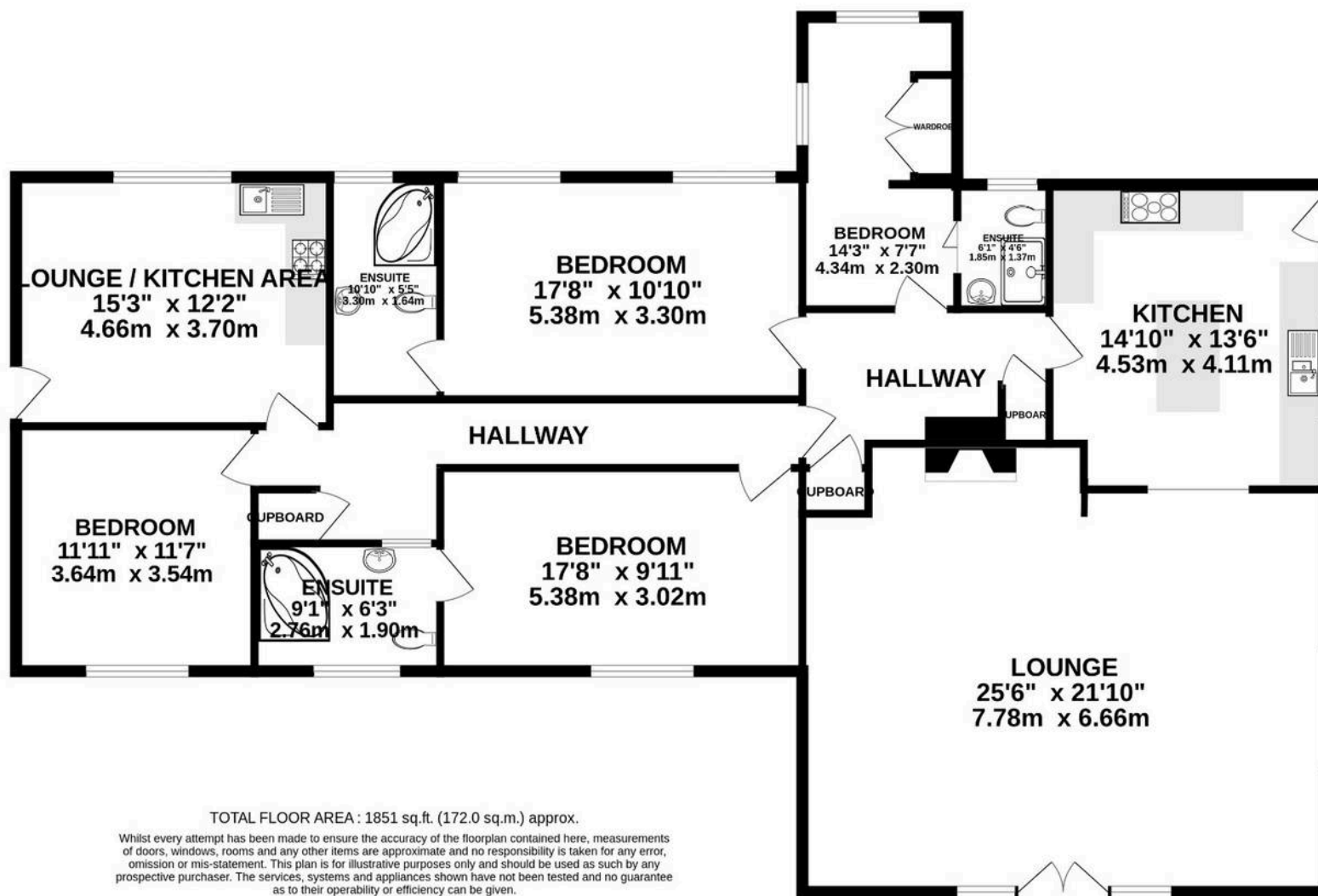








GROUND FLOOR
1851 sq.ft. (172.0 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Heather & Lay
The local property experts



Heather & Lay

3 Church Street, Falmouth - TR11 3DN

01326 319767 • sales@heather-lay.co.uk • www.heather-lay.co.uk/

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Heather & Lay
The local property experts