

STAGS

31, Passage Hill

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Mylor Bridge, Falmouth, Cornwall TR11 5SN

Truro City - 8 miles. Falmouth - 13 miles. Porthtowan - 12 miles.

Modern and recently refurbished, two bedroom ground floor apartment with courtyard style garden and parking.

- Ground Floor Apartment
- Modern & Stylish Decor
- Bathroom
- Council Tax Band - A
- 50% Share of Freehold
- Two Bedrooms
- Private Courtyard Garden
- Parking/ EV Charging Point
- 999 Year Leasehold
- Ideal FTB/ Investment

Guide Price £190,000

SITUATION

Located on Passage Hill, Mylor Bridge and just moments from Mylor Harbour, this modern ground floor apartment is situated in the heart of the village with excellent amenities, including shops, cafés, pubs, healthcare services and schools. The village also benefits from strong community facilities, regular links to Falmouth and Truro, and superb access to the sailing waters of Mylor Creek, the River Fal and Carrick Roads.

DESCRIPTION

This well presented, two bedroom ground floor apartment combines contemporary styling with a warm, inviting and cosy interior creating a comfortable home that is ready to move straight into. Designed for sleek, easy low maintenance living, the property enjoys modern electric heating and is perfectly suited to first time buyers or retirees as a main home or could make for an excellent second property.

Set within one of the village's most desirable locations, apartments combining this finish, quality and price range rarely come to market. Viewing is highly recommended to fully appreciate the space, finish and lifestyle this superb home has to offer.







OUTSIDE

To the front of the property is an open courtyard space whilst to the rear, a small enclosed courtyard style garden, neatly finished with paviours and privately enclosed with walls and contemporary fencing to provide a useful and private outdoor seating space ideal for dining, entertaining or just relaxing. There is also a dedicated bin and recycling storage space and water tap.

Private parking is located to the immediate side of the property with an EV charging connection.

SERVICES

Mains water, electricity and drainage are connected.
Broadband: Basic, Superfast and Ultrafast are available (Ofcom).
Mobile phone: 02, EE, Three and Vodaphone are likely (Ofcom).
Flood Risk - Very Low.
Conservation Area - Yes (Mylor Bridge).
Satellite and Fibre - Sky and BT are available (Ofcom).
Council Tax Band - A

VIEWINGS

Viewings are strictly by accompanied appointment via Stags Truro office.

TENURE/ NOTES

Leasehold term; 999 years from 1 November 1995.
50% share of the freehold.
Ground rent; £75 pa.
We are advised that the property can not be used a holiday home, although letting is permitted.

DIRECTIONS

Proceed towards Falmouth on the A39 from Truro city. Passing the Norway Inn on the right hand side, take the next turning on the left signposted Carclew and Mylor Harbour. Proceed along this road which turns into Carclew Road where Passage Hill can be found on the right hand side, after taking this turning proceed down into the village until you reach the centre of the village, number 31 will be located on the left hand side identified by a Stags for sale sign.

AGENTS NOTE

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property from an employee of Stags.

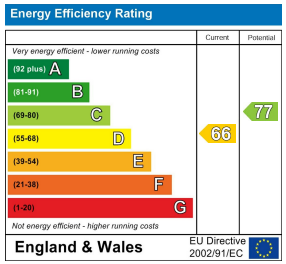






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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Approximate Gross Internal Area = 46.5 sq m / 500 sq ft

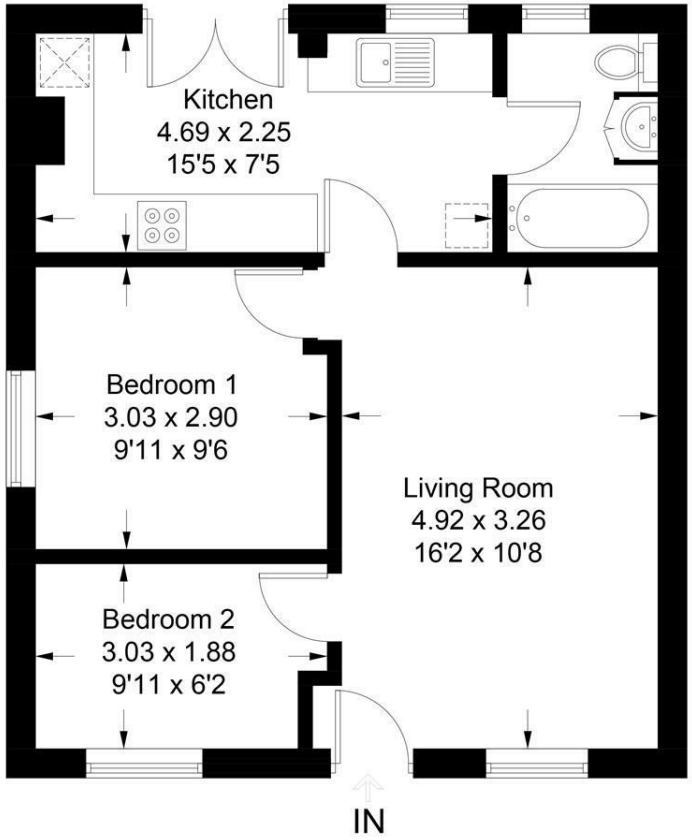


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