



7 Silva Gardens, Mylor Bridge
Asking Price £675,000



CLIVEPEARCE

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Why You'll Like It

This two-bedroom detached 'zero carbon smart home' has been designed with comfort and ease of living in mind while offering a very energy efficient and controllable environment. Brand new in March 2023, the property is super insulated and has air source zoned controllable underfloor heating which along with solar panels and argon filled triple glazing make for some pretty impressive energy statistics.

At Silva Gardens, Verto Homes have produced a wonderful setting where the properties are arranged around a central garden (under construction) and the designs are contemporary in style. In addition, you have the peace of mind of the balance of a 10 year warranty with premier guarantee. The property is in a great position within the development with large, level enclosed garden and far-reaching rural views. To the front, there's ample driveway parking and an electric vehicle charging point. Once inside, you immediately notice the high-quality finish and contemporary styling. Lighting and heating etc. are controlled via a Loxone smart home automation system with touch pads for changing lighting settings. There's a central hallway with engineered wood flooring, storage and plant cupboard and each room has ethernet cabling installed. The kitchen / living day room to the rear of the property is really the hub of this home with a beautifully designed, elegant, quality kitchen with quartz solid surfaces and Neff integrated appliances (oven, microwave, induction hob, extractor and dishwasher). There's also a Quooker instant hot water tap. Next to the kitchen, the integral garage doubles as a utility room with space and plumbing for washing appliances (and a remote-controlled electric garage door fitted). The dining area has a vaulted ceiling and door to the patio and garden. The living room has a vaulted ceiling with feature window looking out to the central green space. Bedrooms are very generous in size and bedroom one has the addition of built-in wardrobes and an ensuite shower room with high quality stylish contemporary fittings. The family bathroom doubles as a guest cloakroom and again is beautifully equipped.

Outside to the rear, the garden is a fantastic 'blank canvas' being easy to maintain and minimalist as it is with patio and lawn while offering keen gardeners the opportunity to landscape their dream Cornish Garden.

Where It Is

Mylor Bridge is one of Cornwall's most sought-after waterside villages offering a fantastic blend of local village facilities including wet fish shop, butchers, grocery shop, pubs, dentist, doctors and the thriving primary school. The location is perfect between Truro and Falmouth while also having access to Mylor Creek and the sailing waters of the Fal Estuary (with Mylor Yacht Harbour a short distance away where there's a yacht marina, a choice of cafes and restaurants along the waterfront and numerous marine activities on offer including dingy sailing at Restronguet Sailing Club (where Sir Ben Ainslie began his sailing career).

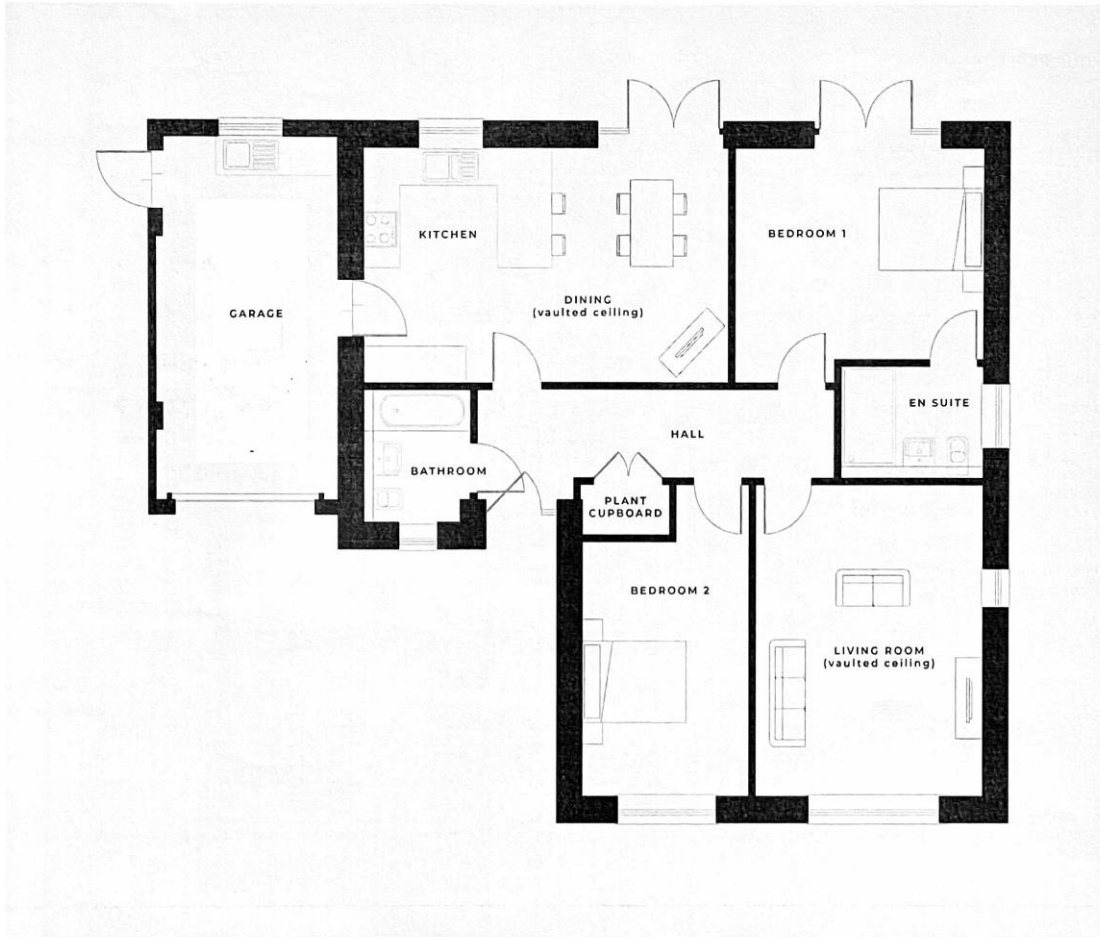
Within walking distance is the famous Pandora Inn however you may prefer to arrive by boat and tie up alongside their floating pontoon! It's not all about sailing though, there's a great public playing field and park with sporting facilities, or if you prefer a leisurely stroll there are endless walks taking in the breath-taking views across tidal creeks and lush fields.

Services And Tenure

The property is freehold and has mains electricity, mains water and mains drainage. Air source heat pump Mechanical ventilation heat recovery system

Council tax band E





FIND YOUR PERFECT HOME

TAMAR FLOOR PLANS

Dimensions

Kitchen area	3.40 x 3.98m
Dining area	3.00 x 3.98m
Living room	4.00 x 5.30m
Bathroom	1.90 x 2.34m
Bedroom 1	4.39 x 3.98m
En-suite	2.52 x 1.89m
Bedroom 2	4.34 x 2.97m
Garage	3.16 x 6.20m

Plot 7 is a mirrored version of this floor plan. All dimensions are identical.

Room dimensions are accurate at time of production and may be subject to change during construction.

Score	Energy rating	Current	Potential
92+	A	104 A	106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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