



Lemon Hill  
Mylor Bridge  
Falmouth  
Cornwall  
TR11

Offers In Excess Of £561,000

bettermove

# Lemon Hill

## Falmouth

Bettermove are proud to present this 4 bedroom semi-detached house in Mylor Bridge.

The property benefits from double glazing, oil central heating throughout and has off street parking available via the front of the property or the driveway round the back.

The council tax band is D.

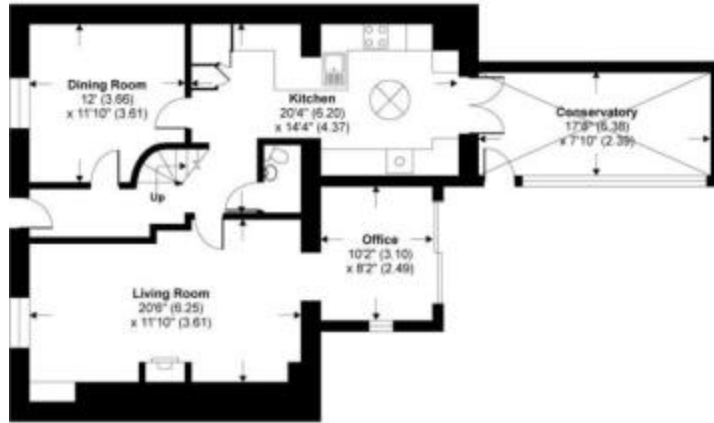
The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen and an office and the conservatory on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Mylor Bridge, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport connections can be found from Penryn train station (2.5 miles), various bus routes and the A39.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



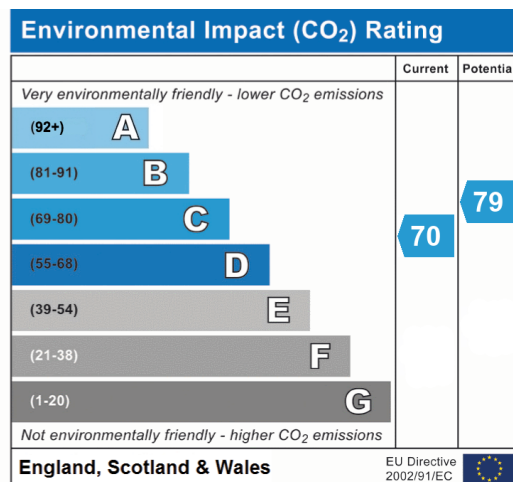
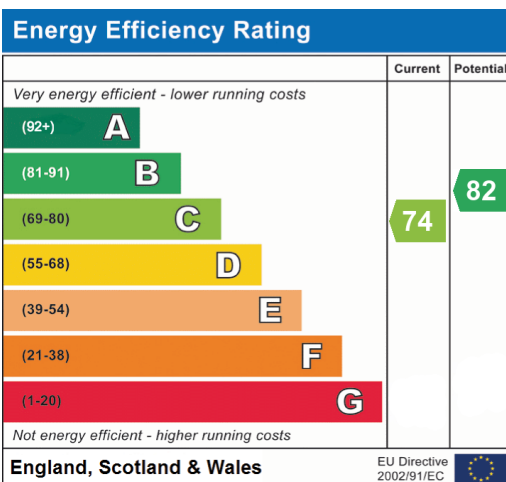
# Lemon Hill, Mylor Bridge, Falmouth



APPROX. GROSS INTERNAL FLOOR AREA 1746 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
[www.bettermove.co.uk](http://www.bettermove.co.uk)