



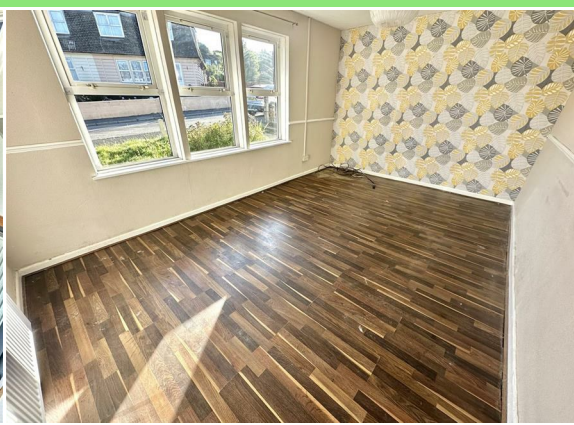
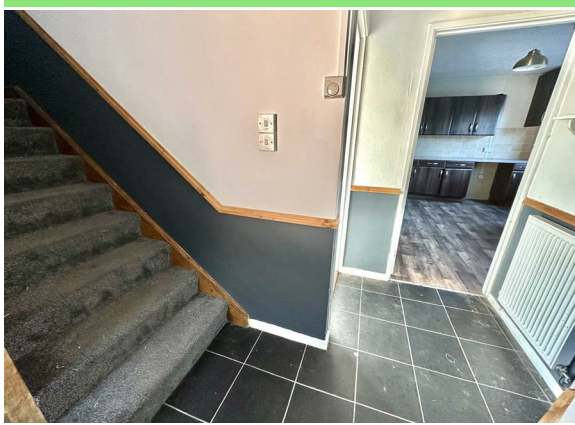
Barn Park

Lostwithiel

PL22 0EZ

Asking Price £150,000

- CASH BUYERS ONLY
- NO ONWARD CHAIN AND VACANT POSSESSION
- THREE DOUBLE BEDROOMS
  - IDEAL FAMILY HOME
- SPACIOUS REAR GARDEN WITH USEFUL OUTBUILDING
  - POPULAR VILLAGE LOCATION
- CONNECTED TO ALL MAINS SERVICES
- COUNCIL TAX BAND A
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - A

Floor Area - 925.00 sq ft



### Property Description

Millerson Estate Agents are thrilled to present this wonderfully, spacious, three bedroom end of terrace house in Lostwithiel. Being of non standard construction means this property is not mortgageable and is available to cash buyers only. There is no onward chain with the property is sold with vacant possession. Benefits of the property include three bigger than average bedrooms, an expansive garden with outbuilding and W/C and is walking distance to the town. The property is connected to all mains services and falls under Council tax band A. Viewings are highly recommended to appreciate all that there is to offer.

### Location

The property is located within a popular residential area on the outskirts of the delightful and historic town of Lostwithiel which is based at the head of the river Fowey with a well regarded castle. The town has a lovely range of local and highly individual shops and local amenities. The towns of St Austell, Bodmin and Liskeard are also near by, all with main line railway stations and a larger range of supermarkets and shopping centres. Nearby are the coastal hotspots of Fowey, Charlestown, Looe and Polperro.

### The Accommodation Comprises

(All dimensions are approximate)

### Entrance Hall

Smoke sensor. Under stair storage cupboard. Thermostat. Radiator. Broadband point. Skirting. Tiled flooring. Stairs to first floor. Doors leading to:

### Living Room

16'2" x 10'5" (4.93m x 3.19m)

Double glazed windows to the front aspect. Radiator. Ample ping sockets. TV point. Skirting. Laminate flooring.

### Kitchen

13'3" x 10'4" (4.04m x 3.15m)

Two double glazed windows to the rear aspect. BAXI combination boiler. A range of wall and base fitted units with roll top work surfaces. Space and plumbing for freestanding washing machine, fridge freezer and cooker. Sink with drainer. Tiling around stain sensitive areas. Radiator. Ample plug sockets. Skirting. Vinyl flooring.

### Bathroom

6'3" x 4'9" (1.93m x 1.45m)

Frosted double glazed window to the rear aspect. Extractor fan. Wall mounted electric heater. Bath with electric shower over. Wash basin. Radiator. Tiling around water sensitive areas. Laminate flooring.

### Separate WC

4'6" x 2'7" (1.39m x 0.79m)

Frosted double glazed window to the side aspect. W.C. with push flush. Radiator. Skirting. Vinyl flooring.

### First Floor

Double glazed window to the side aspect. Smoke sensor. Loft access. Storage cupboard. Radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading to:

### Bedroom One

13'5" x 10'5" (4.11m x 3.19m)

Double glazed window to the front spent. Large built in cupboard. Radiator. Ample plug sockets. Skirting. Wooden flooring.

### Bedroom Two

13'2" x 10'4" (4.02m x 3.17m)

Double glazed to the rear aspect. Radiator. Ample plug sockets. Skirting. Wooden flooring.

### Bedroom Three

10'5" x 9'3" (3.18m x 2.83m)

Double glazed window to the side aspect. Radiator. Anyone plug sockets. Skirting. Wooden flooring.

### Outside

To the front- Laid to lawn garden. Hardstanding path leading to the entrance. Side access into rear garden.

To the rear- Large laid to lawn garden with a small patio area. Useful outbuildings for storing garden equipment and furniture. Outside W/C. Outside tap.

### Parking

Although there is no allocated parking with this property, ample on road and unrestricted parking is available.

### Services

The property is connected to all mains services and falls under Council Tax Band A.



### Tenure

Freehold with an annual service charge of £86.40 payable to Ocean Housing. \*The service charge is subject to annual review.

### Material Information

Verified Material Information

Council tax annual charge: £1561.69 a year (£130.14 a month)

Property construction: Cornish Unit Type 1 property

Electricity supply: Mains electricity

Water supply: Mains water supply

Sewerage: Mains

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

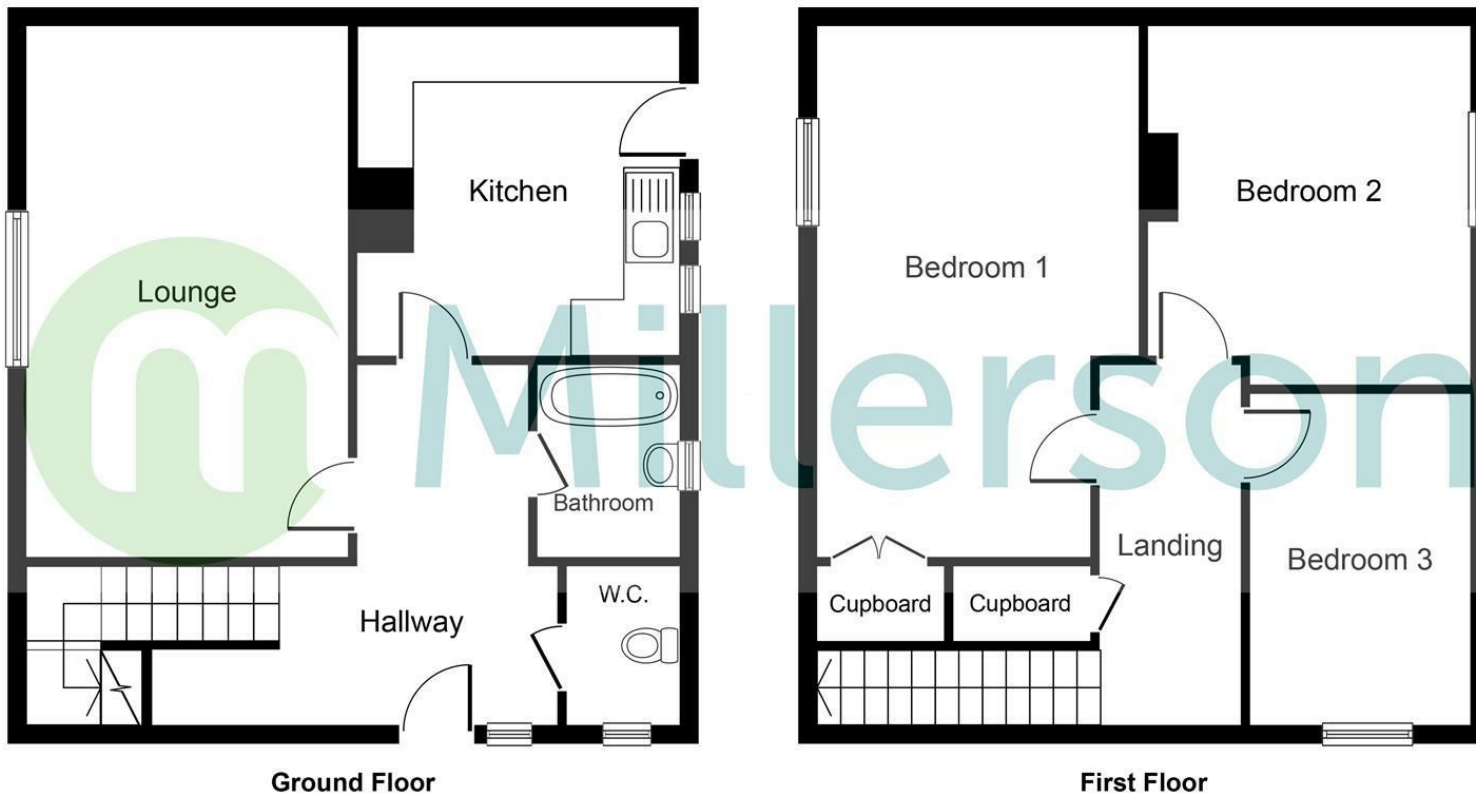
Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## Directions To Property

Upon entering Lostwithiel from Par direction, pass through the town and head over the River Fowey Bridge. Take a left onto Cott Road and immediately right which will lead you into Barn Park. The property will then be located on your right-hand side and clearly visible with a round Millerson For Sale sign.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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