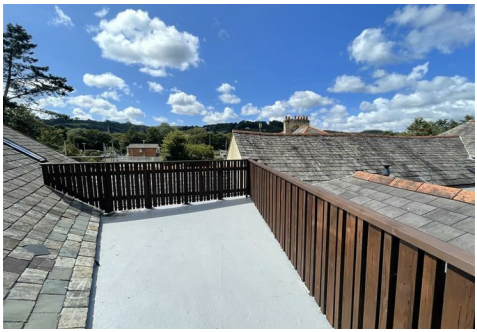




**FLAT 2, THE OLD COACH WORKS, GRENVILLE ROAD,  
LOSTWITHIEL, PL22 0EP  
GUIDE PRICE £235,000**



**TOTAL FLOOR AREA : 864 sq.ft. (80.3 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.  
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**A ONE BEDROOM, FIRST FLOOR FLAT LOCATED IN THE SOUGHT AFTER TOWN OF LOSTWITHIEL. ROOF TERRACE, GOOD SIZED BEDROOM, SITTING ROOM WITH PLENTY OF LIGHT AND CHARACTER AND ONLY A SHORT LEVEL WALK TO LOCAL AMENITIES. CHAIN FREE.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**  
 Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Flat 2, The Old Coach Works, Grenville Road, Lostwithiel, PL22 0EP

**The Location**

Formerly the ancient capital of the County, Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive small towns. There is a real sense of community here, with shops for most day to day needs, lovely pubs and restaurants, a doctor's surgery, modern dental surgery, and access to the beautiful waters of the Fowey River. The town also has a main line Railway Station with links to Paddington, London. Two local schools provide education for primary school age children. There are many world class gardens to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just a few miles away.

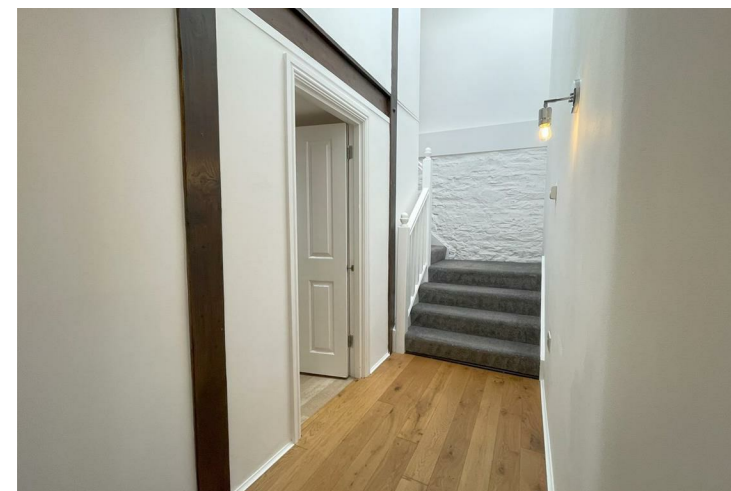
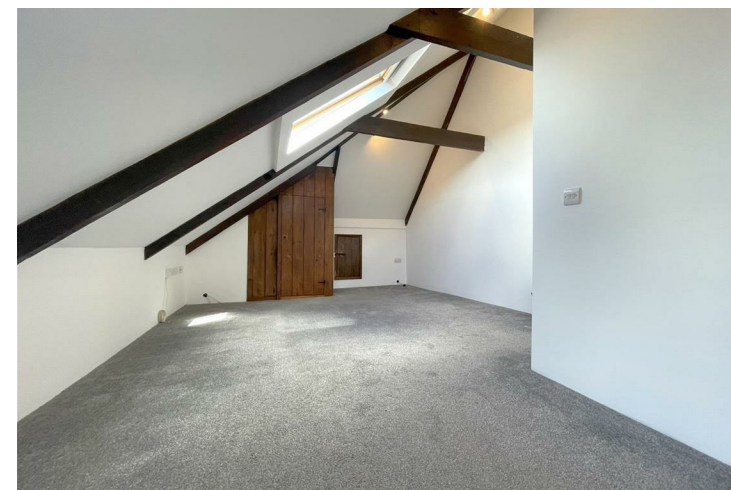
There are good road links to the motorway system via the A38/A30, and there are flights to London from Newquay.

**The Property**

Conveniently positioned, just a short walk from the centre of town, yet in a quiet location, this converted character property has accommodation over two floors and plenty of character.

Flat two is accessed via a communal entrance, where stairs rise to the first floor where you will find the front door. This opens to an entrance hall with a door opening to the kitchen and stairs rising to the first floor.

The kitchen is a good size with wall and base units offering plenty of storage space, there is ample work surface and integrated fridge freezer, electric oven with four ring hob, stainless steel sink, washing machine and dishwasher. A door opens to a shower room comprising shower cubicle, wash hand basin, heated towel rail and wc.



A further door opens to a generous double bedroom with double windows filling the room with light and a useful built in wardrobe.

Stairs rise to the sitting room/ bedroom two, which has eaves storage and a further storage cupboard. This room is made pretty by exposed wooden beams, giving the sitting room lots of character. A velux window and further window to the side elevation and double patio doors provide plenty of light and give access to a private roof terrace.

The roof terrace has an unusual outlook over the rooftops and level crossing and is enclosed and sunny - perfect for sitting out in the peace and quiet to relax in the sun.

**Leasehold**

Length of lease - 999 years from Feb 2008  
 Service charge - £97.85 per month  
 Ground Rent - £150.00 per annum

**EPC - C**

**Council Tax Band - A**

**Local Authority**

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

**Services**

None of the services, systems or appliances at the property have been tested by the Agents.

**Viewing**

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.  
 Tel: 01726 832299 Email: info@maywhetter.co.uk