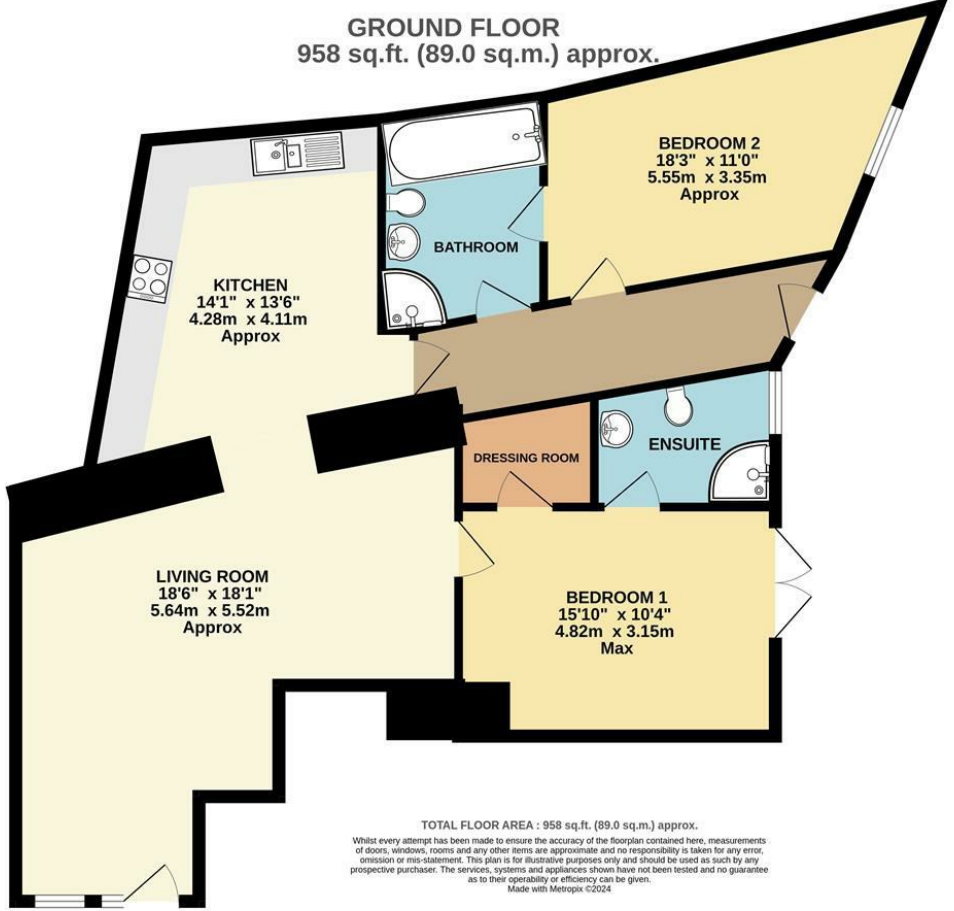




**FLAT 5, THE OLD COACH WORKS, GRENVILLE ROAD,
LOSTWITHIEL, PL22 0EP
GUIDE PRICE £285,000**



A TWO BEDROOM, GROUND FLOOR FLAT LOCATED IN THE SOUGHT AFTER TOWN OF LOSTWITHIEL. OPEN PLAN LIVING SPACE, REAR COURTYARD AND ONLY A SHORT LEVEL WALK TO LOCAL AMENITIES. CHAIN FREE.

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Flat 5, 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 level walk from the centre of town, yet in a quiet location, this converted character property seamlessly blends traditional charm with modern comforts, creating a unique living experience.

Flat five has its own entrance, where the front door opens to a spacious open plan living room comprising new carpet, character features such as quirky walls and wooden supports, and a step up to a generous sized kitchen. The kitchen has plenty of wall and base units providing useful storage, there is an electric oven with four ring hob, stainless steel sink, dishwasher and space for a washing machine.

Doors lead off to bedroom one and a hallway, with further doors opening to bedroom two, a family bathroom and a private, sunny courtyard.



Bedroom one is sizeable with a practical dressing room and ensuite with corner shower, wash hand basin, wc, heated towel rail and boiler. Double patio doors flood the room with light and give access to the rear courtyard.

Bedroom two is also a double bedroom with window to the rear elevation and a door gives access into a jack and jill bathroom.

The family bathroom consists of a corner shower cubicle, wash hand basin, wc, heated towel rail and bath tub. Jack and Jill style doors open to the hallway and bedroom two.

The Outside
 Doors from the hallway and bedroom one open out to a gravelled private, sunny courtyard that looks back onto the rear of the property.

Leasehold
 Length of lease - 999 year's from Feb 2008
 Service charge - £97.85 per month
 Ground Rent - £150.00 per annum

EPC - B

Council Tax Band - B

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

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