

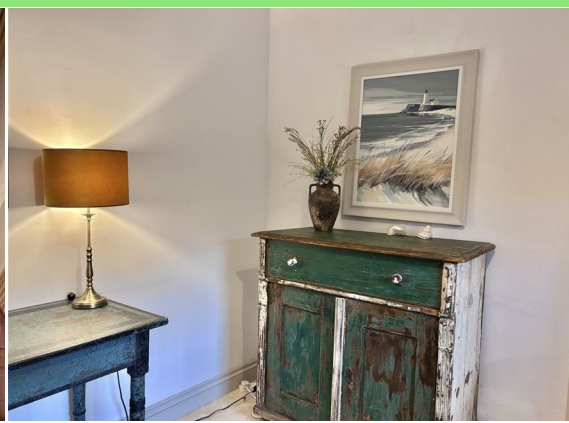
North Street

Lostwithiel

PL22 0EG

Guide Price £220,000

- REVERSE STYLE ACCOMMODATION
- WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- SPACIOUS ROOMS THROUGHOUT
- UNIQUE CHARACTER FEATURES
 - GAS CENTRAL HEATING
 - EASY ACCESS TO LOCAL AMENITIES
 - OPEN PLAN LIVING AREA
- POTENTIAL TO CREATE A SECOND BEDROOM
 - MOVE-IN READY
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 861.11 sq ft



2



1



1



D61

PROPERTY DESCRIPTION

Millerson Estate Agents are delighted to present this charming and beautifully maintained one-bedroom reverse-style terraced house, perfectly positioned in the heart of the historic and picturesque town of Lostwithiel. Thoughtfully designed to make the most of its space, this delightful home effortlessly blends period charm with modern convenience offering a stylish and practical layout ideal for a variety of buyers.

The first floor is home to a bright and airy open-plan living area, enhanced by high ceilings and large windows that flood the space with natural light. This inviting room provides the perfect balance of comfort and functionality, with plenty of room for both relaxation and dining. The thoughtful layout ensures a seamless flow throughout, creating a warm and welcoming environment ideal for entertaining or unwinding after a long day.

On the ground floor, you'll find a generous double bedroom offering ample space for furnishings and storage, complemented by a sleek and contemporary bathroom. A practical utility area provides additional convenience, with space and plumbing for a washing machine, helping to keep the living space above neat and uncluttered. The property is subject to a flying freehold and has been well maintained throughout, presenting itself as an ideal choice for a first-time buyer, a savvy investor seeking a ready-to-go rental, or anyone looking for a peaceful Cornish retreat in a vibrant and historic town.

Outside, there is ample on-street parking available, along with several nearby car parks for additional convenience. The home is connected to all mains services and falls within Council Tax Band A.

LOCATION

Ideally situated in the heart of the historic town of Lostwithiel, this property is just a short stroll from the River Fowey and the town's charming range of independent shops, cafés, and local amenities. Lostwithiel benefits from a mainline railway station and easy access to St Austell, Bodmin, and Liskeard for wider shopping and services. The beautiful coastal towns of Fowey, Charlestown, Looe, and Polperro are all within easy reach.

THE ACCOMIDATION COMPRISES

(all dimensions are approximate)

ENTRANCE HALLWAY

Wooden door. Skimmed ceiling. Coving. Smoke alarm. Recessed spotlight. Consumer unit. Skirting. Granite and tiled flooring.

RECEPTION/BEDROOM TWO

Skimmed ceiling. Coving. Double glazed window to the side aspect. Radiator. Skirting. Tiled flooring.

INNER HALLWAY

Skimmed ceiling. Coving. Smoke alarm. Carbon monoxide alarm. Worcester gas combination boiler. Space for a washer/dryer. Tap. Skirting. Tiled flooring.

SHOWER ROOM

Skimmed ceiling. Extractor fan. Internal stained glass window. Porcelain splash-back tiling. Recess housing an electric shower. Wash basin. Heated towel rail. W.C. Radiator. Tiled flooring.

BEDROOM

Skimmed ceiling. Double glazed window to the side aspect. Recess, currently being utilised as wardrobe space. Under-stairs storage cupboard. Multiple plug sockets. Radiator. Skirting. Laminate flooring.

OPEN PLAN KITCHEN/ LIVING AREA

Dual aspect sash windows. Beautiful log-burner. Antique oak wash basin with stainless steel tap and drainage board. Space for an electric range master. Two radiators. Multiple plug sockets. Skirting. Exposed wooden floorboards.

PARKING

There is ample on street parking as well as multiple car parks close by.

SERVICES

This home is connected to mains water, electricity, drainage, and gas and falls under council tax band A.

AGENTS NOTE

This property is subject to a flying freehold. * Please consult your solicitor with any queries.

MATERIAL INFORMATION

Verified Material Information

Council Tax band: A

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Wood burner

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

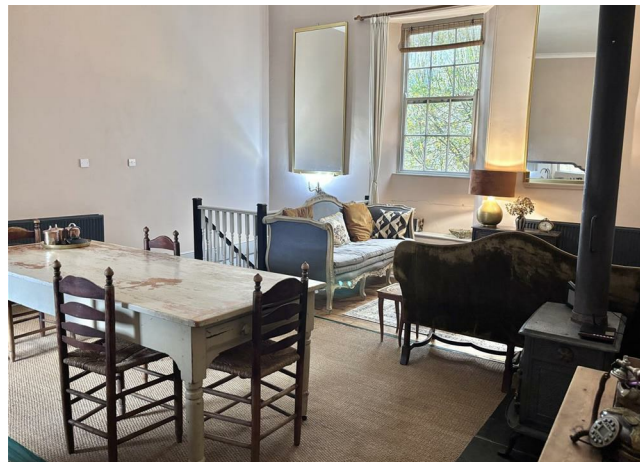
Parking: None

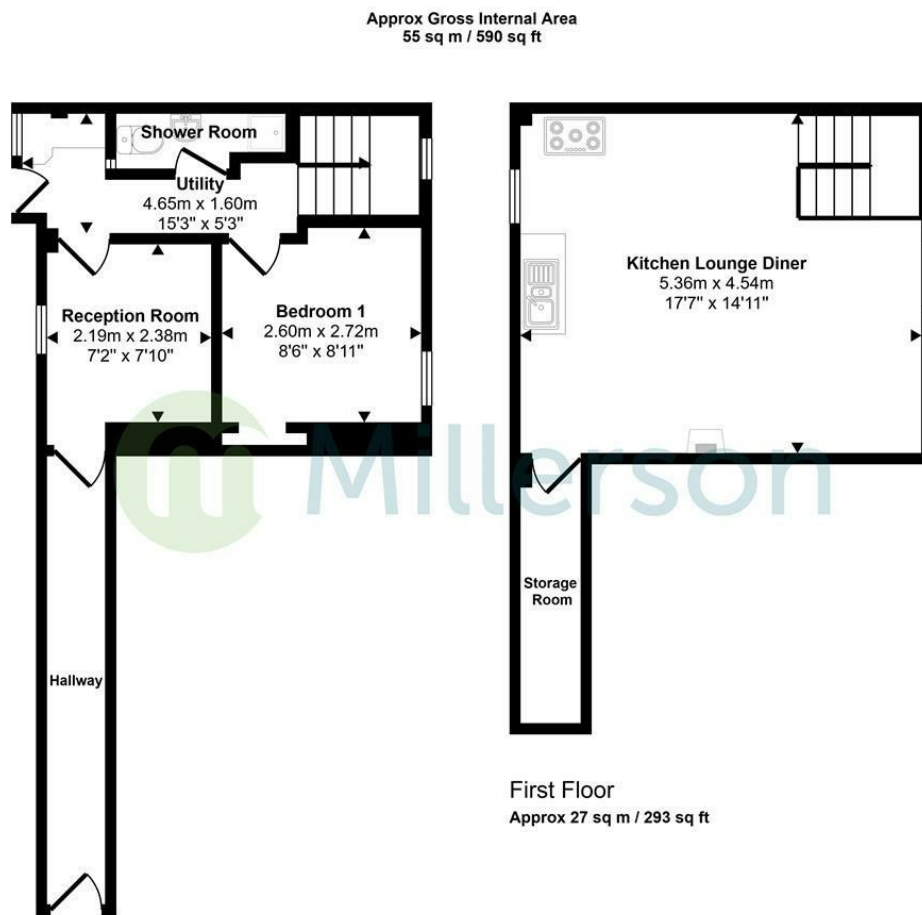


Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: Yes
 Historical flooding: No
 Flood defences: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: No

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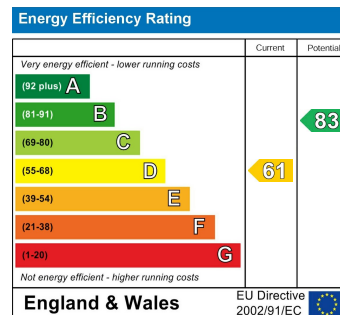
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Ground Floor
Approx 28 sq m / 297 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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