

17 SUMMERS STREET, LOSTWITHIEL, PL22 0DH



A beautifully refurbished two bedroom mid-terrace cottage with no ongoing chain, boasting a sought after location just a short walking distance from the town centre with glorious countryside views to the rear.

Accommodation Comprises:- Entrance lobby, kitchen, open plan lounge/diner, cloakroom, landing, two first floor bedrooms, shower room, gas fired central heating, uPVC double glazing, rear patio, garden and timber shed.

£240,000

SITUATION

The property occupies a superb elevated position within a relatively short walk of the town centre. Lostwithiel offers a variety of shops, restaurants, public houses, professional services, dentist and health centre. There is a main line train station on the Penzance to London line, a choice of two primary schools and a pre-school. Secondary level education is catered for at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational/sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Front entrance door opening into:-

Entrance Lobby

Overhead box containing the electric meter. Obscure glazed door into:-

Kitchen

11' 3" x 8' 6" (3.42m x 2.58m) (Maximum) Newly fitted with a matching range of shaker style wall, base and drawer units with solid wood worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in single electric oven with inset four ring electric hob above and extractor over. Space for a free-standing fridge/freezer. Part tiled walls. Radiator. 'Baxi 600' gas fired central heating boiler (Installed in 2023). Two internal windows. uPVC double glazed window to front elevation. Modern electric consumer unit (Installed in 2023). Laminate flooring. Glazed door into:-

Open Plan Lounge/Diner

18' 6" x 11' 3" (5.64m x 3.43m) narrowing to 7' 7" (2.30m) Beamed ceiling. Stairs rising to first floor. Under stairs cupboard. Two radiators. TV aerial point. uPVC double glazed french doors opening to rear patio. Door to:-

Cloakroom

White low level W.C and wash hand basin. Space and plumbing for washing machine. Radiator. Access to loft space. uPVC double glazed window to rear elevation.

FIRST FLOOR

Landing

Doors to bedrooms and shower room. Access to loft space (With pull down ladder, part boarded, fully insulated and light).

Bedroom One

9' 4" x 8' 1" (2.85m x 2.46m) uPVC double glazed window to rear elevation with countryside views. Deep built-in airing cupboard housing a factory insulated hot water storage cylinder and shelving. Two separate built-in cupboards (One shelved with sliding doors). Radiator.

Bedroom Two

9' 10" x 5' 11" (2.99m x 1.80m) uPVC double glazed window to front elevation.

Shower Room

7' 7" x 5' 3" (2.30m x 1.60m) Newly fitted suite comprising:- Corner shower cubicle, low level W.C and vanity wash hand basin. Obscure uPVC double glazed window to front elevation. Large towel rail. Extractor fan. 'Dimplex' electric fan heater. Part tiled walls.

OUTSIDE

The cottage boasts an enclosed rear garden with a large patio area, central pathway, lawn, various bushes and a timber shed. The garden enjoys a delightful sunny aspect with views of the countryside beyond.



ENERGY RATING

D(63).

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Coming from a westerly direction on the A390, proceed down the main hill (Edgumbe Road) into Lostwithiel and take the second right-hand turning into South Street. Continue to the crossroads and turn right into Summers Street. Proceed until the property is identified on the left-hand side.



KITCHEN



VIEW TO THE REAR FROM FIRST FLOOR



LOUNGE



BEDROOM TWO



DINING AREA



SHOWER ROOM

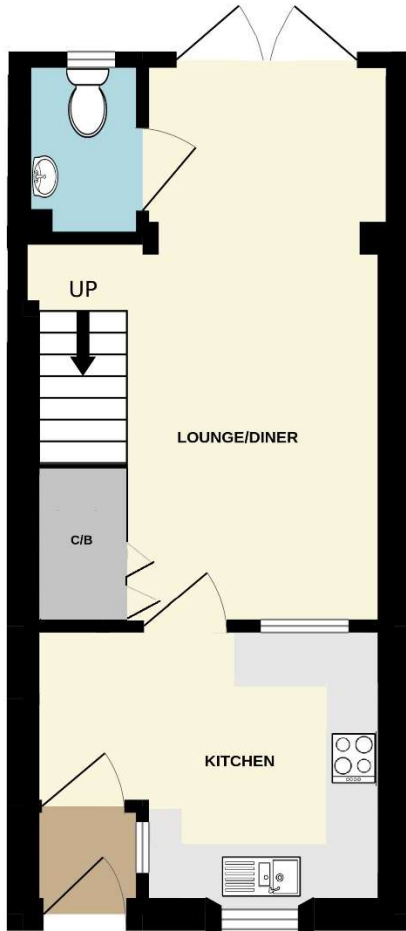


BEDROOM ONE

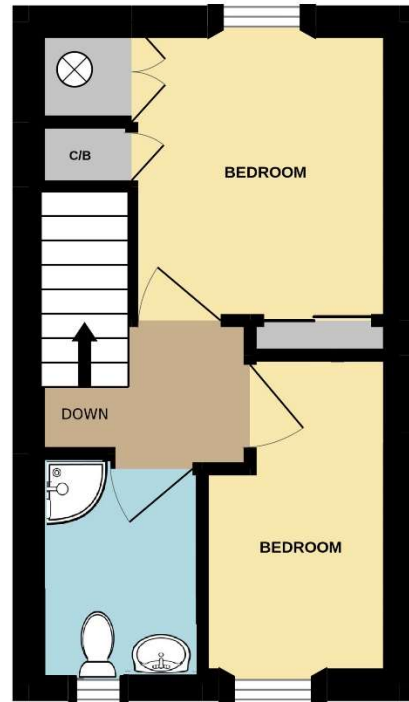


REAR ELEVATION

GROUND FLOOR



1ST FLOOR



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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

Members of the NAEA



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