

## 29 NORTH STREET, LOSTWITHIEL, PL22 0EF



**A delightful two bedroom mid terrace cottage and recently refurbished throughout, boasting a convenient position in the heart of the town with easy access to local amenities.**

**Accommodation Comprises:- Open plan living room/kitchen, utility room, landing, two bedrooms, shower room, gas fired central heating, double glazing (Where stated) and a sheltered sitting area to the rear.**

**£220,000**



## SITUATION

The cottage offers a central location in the town, just a short level walk from the River Fowey and a range of local amenities, including 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 and a choice of two Primary schools. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

**ACCOMMODATION (All sizes approximate):-**

## GROUND FLOOR

### Entrance

uPVC double glazed front entrance door opening into:-



### Open Plan Living Room/Kitchen

21' 3" x 13' 0" (6.48m x 3.96m) narrowing to 12' 3" (3.74m) uPVC double glazed window to front elevation and sash window to rear elevation. Stone fireplace with inset solid fuel stove and slate hearth. Beamed ceiling. Laminate floor. Two radiators. Built-in cupboard with glazed door. Telephone and TV aerial points. Boxed gas meter, electric meter and consumer unit. The kitchen is fitted with a stylish range of wall, base and drawer units with worktops and breakfast bar. Inset Belfast sink with mixer tap. Built-in Zanussi single electric oven with four ring induction hob above and stainless steel extractor over. Integrated dishwasher. Part tiled walls. Turning open tread staircase to first floor. Doorway into:-

### Utility Room

7' 7" x 4' 8" (2.30m x 1.43m) Baxi gas fired combination boiler. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Part tiled walls. Double glazed window to side elevation. Obscure uPVC double glazed door to outside. Part obscure glazed door to a sheltered sitting out area.

## FIRST FLOOR

### Landing

uPVC double glazed skylight window. Access to loft space. Doors leading to bedrooms and shower room.

### Bedroom One

11' 4" x 7' 9" (3.45m x 2.37m) uPVC double glazed window to front elevation. Radiator. Built-in double wardrobe.

### Bedroom Two

9' 7" x 8' 9" (2.91m x 2.67m) (Measured to front of wardrobes) uPVC double glazed window to rear elevation. Radiator. Range of built-in wardrobes. Recess with TV aerial point

### Shower Room

7' 11" x 3' 11" (2.41m x 1.20m) Large walk-in shower cubicle with sliding door and tiled surround. White low level W.C and vanity wash hand basin. Part tiled walls. Chrome heated towel rail. Extractor fan. Shaver socket.



## OUTSIDE

To the rear of the cottage is a sheltered sitting out area with a sloping perspex roof and tiled floor.

## AGENTS NOTE

The property enjoys a pedestrian right of way through the rear courtyard garden of a neighbouring property.

## COUNCIL TAX

Cornwall Council. Tax Band 'B'.

## DIRECTIONS

Heading into Lostwithiel from the west on the main A390, turn right at the traffic lights into Fore Street. Follow the road down to the bridge and turn left at the T-junction into North Street. Continue for approximately 50 yards and the cottage is on the right-hand side.





**LIVING AREA**



**BEDROOM TWO**



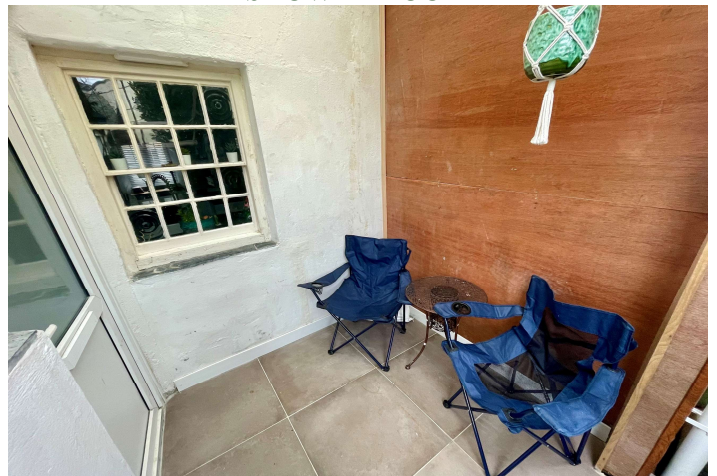
**KITCHEN**



**SHOWER ROOM**



**UTILITY ROOM**



**SHELTERED SITTING AREA**



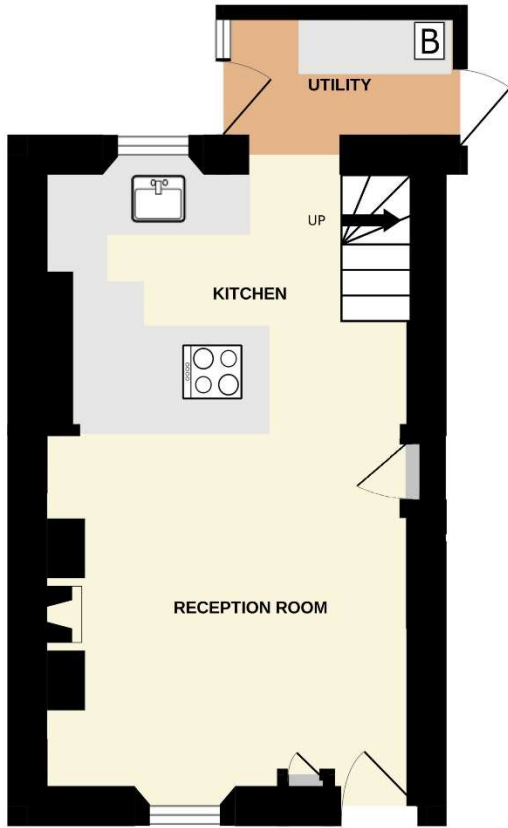
**BEDROOM ONE**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		→
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	→	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

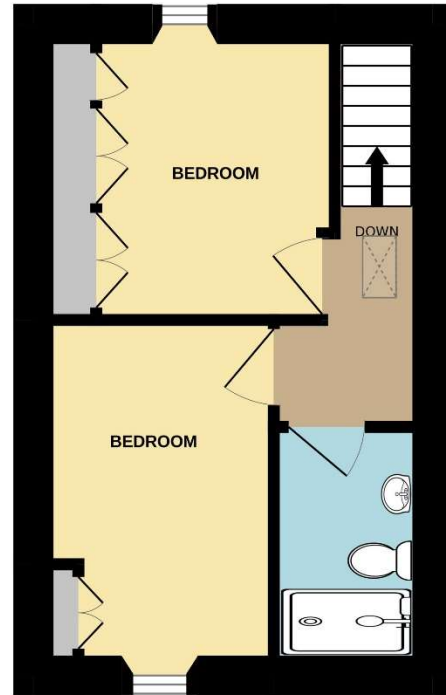
**ENERGY RATING**



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

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

Members of the NAEA



**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.