

SUMMER COTTAGE, PLEYBER CHRIST WAY, LOSTWITHIEL, PL22 0HA



A superbly appointed reverse style two bedroom semi-detached house constructed in 2013, boasting a non-estate position in the heart of the town with easy access to local amenities.

Accommodation Comprises:- Entrance hall, two double bedrooms, bathroom, open plan lounge/kitchen/diner, double glazing, electric heating, private south facing garden and an allocated parking space.

£290,000

SITUATION

The property 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

Composite front entrance door opening into:-

Entrance Hall

10' 8" x 6' 9" (3.25m x 2.06m) Electric panel heater. Deep under stairs airing cupboard enclosing the hot water storage cylinder. Master telephone socket. Electric consumer unit. Turning staircase to first floor with double glazed window to front elevation. Doors leading to bedrooms and bathroom.

Bedroom One

11' 3" x 10' 0" (3.42m x 3.05m) Double glazed window to rear elevation with fitted shutters. uPVC double glazed door opening to the garden with fitted shutters. TV aerial point. Electric panel heater. Laminate floor. Interconnecting door to bathroom.

Bedroom Two

10' 0" x 9' 7" (3.05m x 2.91m) Double glazed window to rear elevation with fitted shutters. Electric panel heater. TV aerial point.

Bathroom

6' 9" x 5' 7" (2.06m x 1.69m) Modern white suite comprising:- Panelled bath with shower over, low level W.C and pedestal wash hand basin. Chrome electric heated towel rail. Part tiled walls. Tiled floor. Extractor fan. Obscure double glazed window to side elevation.

FIRST FLOOR



Open Plan Lounge/Kitchen/Diner

21' 2" x 17' 3" (6.45m x 5.25m) (Maximum) Double glazed windows to front, rear and side elevations with views of the church. Two electric panel heaters. TV aerial point. Access to loft space (Pull down ladder and fully insulated). Carpet in the lounge area and laminate flooring in the kitchen/diner.

The kitchen is fitted with a modern range of shaker style wall, base and drawer units with granite effect worktops. Inset stainless steel sink with mixer and water filter taps. Built-in single electric oven with inset four ring hob above and stainless steel extractor over. Integrated fridge/freezer. Space and plumbing for a slimline dishwasher. Space and plumbing for washing machine. Part tiled walls. Extractor fan.



OUTSIDE

The property boasts a private south facing garden which is predominantly laid to lawn with flowerbed borders, a paved pathway and small patio area. In the far corner of the garden is a Timber Shed (7ft x 5ft) with power supply. To the rear of the property is additional space to allow for any maintenance and storage, which also includes a weatherproof socket. There is gated access at the far end of the garden and an allocated parking space directly opposite the property.

ENERGY RATING

Band D (57).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

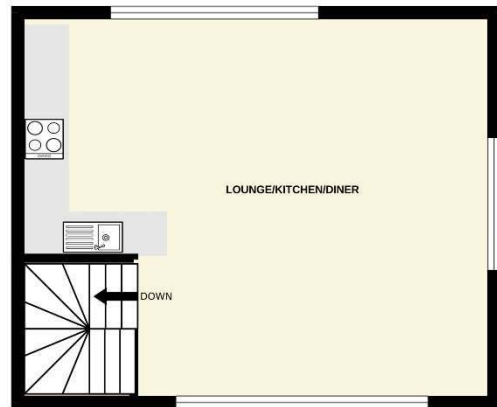
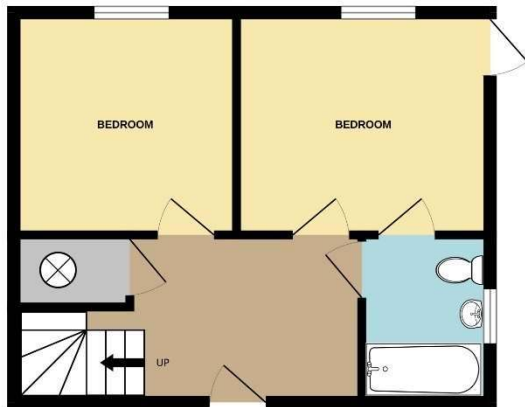
Entering Lostwithiel from a westerly direction on the A390, continue through the traffic lights and turn right into the community centre car park at Pleyber Christ Way. Shortly after turn right and the the property is located on the left-hand side.





GROUND FLOOR

FIRST 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.