

13 THE YARD, LOSTWITHIEL, PL22 0FD



A modern three bedroom triplex apartment, boasting deceptively spacious accommodation and a convenient location just a short level walk from the River Fowey and the town centre.

Accommodation Comprises:- Entrance lobby, kitchen/diner, utility/cloakroom, large gallery style open plan living room, three second floor bedrooms (Master with en-suite shower room), family bathroom, gas fired central heating (Zoned under floor heating to living areas), double glazing, garden and two allocated parking spaces.

£395,000

SITUATION

The Yard is a modern development situated just a short distance from the Tudor Bridge which crosses the River Fowey into the town centre. The ancient town of Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a fifteen minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Glazed front entrance door opening into:-

Entrance Lobby

Stairs to first floor. Sliding door to:-



Kitchen/Diner

14' 2" x 13' 0" (4.31m x 3.95m) Featuring a stylish range of wall, base and drawer units with worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric double oven. Inset four ring induction hob with splashback and extractor over. Integrated fridge/freezer and dishwasher. Laminate floor. Double glazed Velux skylights. Double glazed windows and french doors to front elevation. Cupboard housing an Ideal Logic gas fired combination boiler. Master telephone socket. TV aerial/satellite/radio points. Door to:-

Utility/Cloakroom

7' 9" x 4' 9" (2.35m x 1.46m) Some restricted headroom. White low level W.C and wash hand basin. Laminate floor. Fitted worktop with cupboard and integrated washing machine below. Electric consumer unit.

FIRST FLOOR

Landing

Oak floor. Stairs to second floor. Double glazed Velux skylight. Double doors opening into:-

Open Plan Living Room

28' 11" x 14' 11" (8.81m x 4.54m) widening to 18' 5" (5.61m) Laminate floor. Two double glazed windows to rear elevation. Galleried area with glass balustrade overlooking the kitchen/diner. TV aerial/satellite/radio points. Telephone point. Built-in under stairs cupboard.



SECOND FLOOR

Landing

Access to loft space. Double glazed Velux skylights. Radiator. Built-in linen cupboard with shelving. Doors to all bedrooms and family bathroom.

Bedroom One

17' 7" x 10' 10" (5.36m x 3.29m) (Maximum) Double glazed windows to front elevation. Two radiators. Fitted double wardrobe with sliding doors. Door into:-

En-Suite Shower Room

6' 6" x 5' 11" (1.97m x 1.80m) Shower cubicle with tiled surround. White low level W.C and wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan.

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.11m) Double glazed window to rear elevation with views towards the town centre. Radiator. TV aerial/satellite/radio points.

Bedroom Three

8' 10" x 7' 10" (2.68m x 2.38m) Double glazed window to rear elevation with views towards the town centre. Radiator.

Family Bathroom

7' 9" x 4' 7" (2.36m x 1.39m) White suite comprising:- Panelled bath with mixer shower over, low level W.C and wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Shaver socket. Extractor fan.

OUTSIDE

To the front of the property is a level lawn garden and patio area. The property benefits from two allocated parking spaces.

AGENTS NOTE

The tenure of the property is Leasehold and is offered with the remainder of a 999 year lease. We understand the annual Service Charge is £1660 in addition to a Ground Rent of £180.

ENERGY RATING

B(86).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Proceed through Fore Street in Lostwithiel and turn right at the T-junction over the Tudor bridge. Continue over the level crossing into Grenville Road and take the next left into The Yard. Continue and follow the road around to the right. No.13 is then located on the right-hand side just below the allocated parking area.



KITCHEN/DINER



BEDROOM TWO



LOUNGE AREA



BEDROOM THREE



BEDROOM ONE



FAMILY BATHROOM

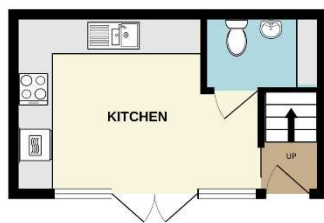


EN-SUITE SHOWER ROOM

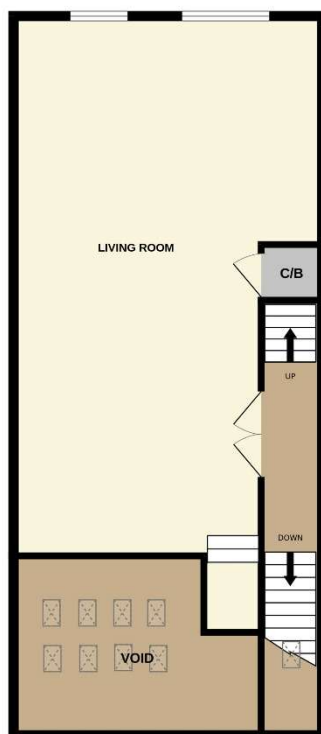


GARDEN

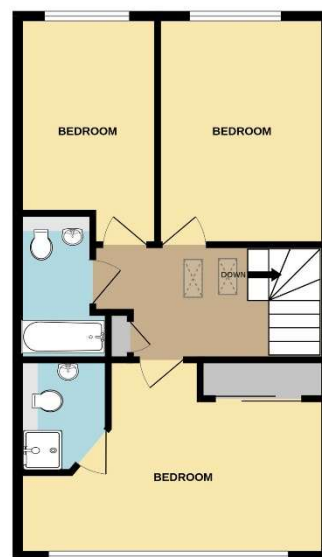
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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