

33 COFFEE LAKE, LOSTWITHIEL, PL22 0LT



An extended three bedroom detached house in need of some improvement and available with no chain, situated within a popular development on the eastern side of the town.

Accommodation Comprises:- Hallway, cloakroom, open plan lounge/diner, recently fitted kitchen, conservatory, landing, three bedrooms, modern shower room, gas fired central heating, uPVC double glazing, garage and gardens.

£345,000

SITUATION

Coffee Lake Meadow is an established and popular development of detached family size homes on the eastern fringes of the town, but lies within a relatively short walk of the 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

Covered Entrance

Obscure uPVC double glazed front entrance door opening into:-

Hallway

Telephone points. Radiator. Electric consumer unit. Built-in cloak cupboard with double doors. Stairs to first floor. Doors to conservatory, lounge/diner and kitchen. Door into:-

Cloakroom

White low level W.C and wash hand basin with tiled splashback. Obscure uPVC double glazed window to rear elevation.

Lounge/Diner

24' 7" x 11' 1" (7.50m x 3.38m) Feature fireplace with inset electric fire. Radiator. Pine panelled ceiling. Two uPVC double glazed windows to front elevation. TV aerial point.



Kitchen

15' 5" x 8' 11" (4.71m x 2.73m) Modern and comprehensive range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in Bosch electric single oven with microwave oven above. Separate inset four ring induction hob with extractor over. Space for under-counter fridge. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Radiator. uPVC double glazed windows to side and rear elevations. Obscure uPVC double glazed door to rear garden.

Conservatory

14' 10" x 6' 4" (4.52m x 1.94m) Dwarf wall with double glazed wood window surround and french doors opening to the rear garden. Slipping polycarbonate roof. Tiled floor.

FIRST FLOOR

Landing

uPVC double glazed window to rear elevation. Built-in airing cupboard housing a Worcester CDI classic gas fired condensing combination boiler (Installed in 2019). Doors to bedrooms and shower room.

Bedroom One

11' 8" x 11' 0" (3.56m x 3.36m) uPVC double glazed window to front elevation. Radiator. Built-in floor to ceiling wardrobes with sliding mirrored doors.

Bedroom Two

11' 1" x 10' 10" (3.38m x 3.31m) uPVC double glazed window to front elevation. Radiator. Access to loft space.

Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m) uPVC double glazed window to side elevation. Radiator. Fitted wardrobes.

Shower Room

8' 6" x 5' 6" (2.59m x 1.67m) Modern suite comprising:- Double shower cubicle, low level W.C and vanity wash hand basin. Fully tiled walls. Extractor fan. Shaver socket. Chrome heated towel rail. Obscure uPVC double glazed window to side elevation.

OUTSIDE

Level lawn garden to the front of the property with a pathway leading to the front entrance and continuing to the side. Enclosed south facing rear garden laid to lawn and patio with outside tap and back gate. Room to park one car side on along the rear boundary of the property.



Garage

17' 3" x 8' 4" (5.25m x 2.54m) Metal up and over door to front. uPVC double glazed window to side.

ENERGY RATING

C(70).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Coming into Lostwithiel on the A390 from the west, go through the traffic lights and stay on this road for approximately quarter of a mile. Turn right into Cott Road (signposted for Lerryn) and at the crossroads go straight across into Lanwithan Road. Take the second right-hand turning into Coffee Lake Meadow and follow the road down until the property is identified on the left-hand side.



LOUNGE



BEDROOM ONE



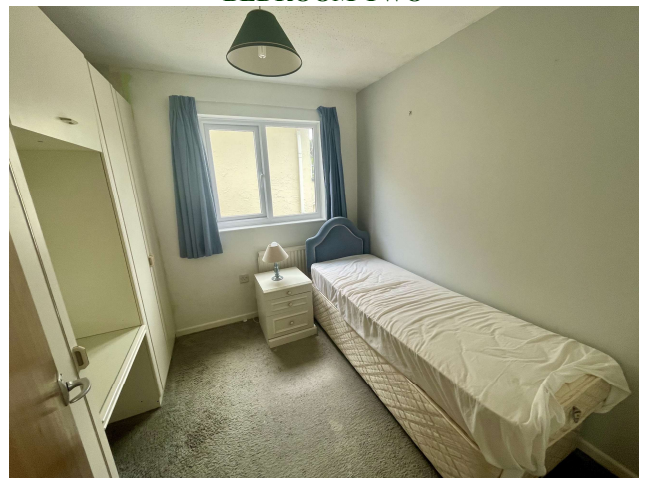
DINING AREA



BEDROOM TWO



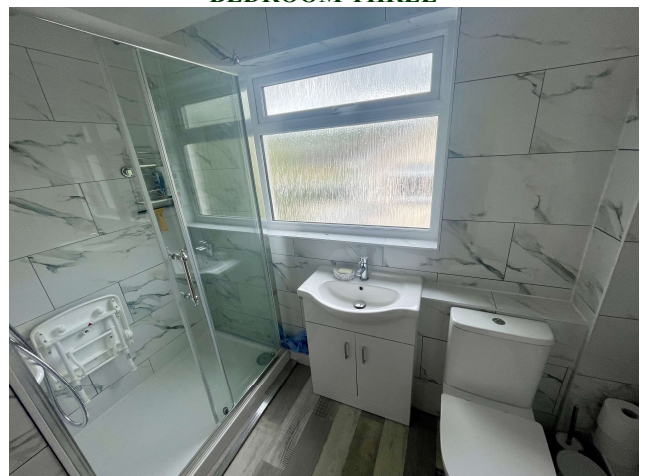
KITCHEN



BEDROOM THREE



CONSERVATORY



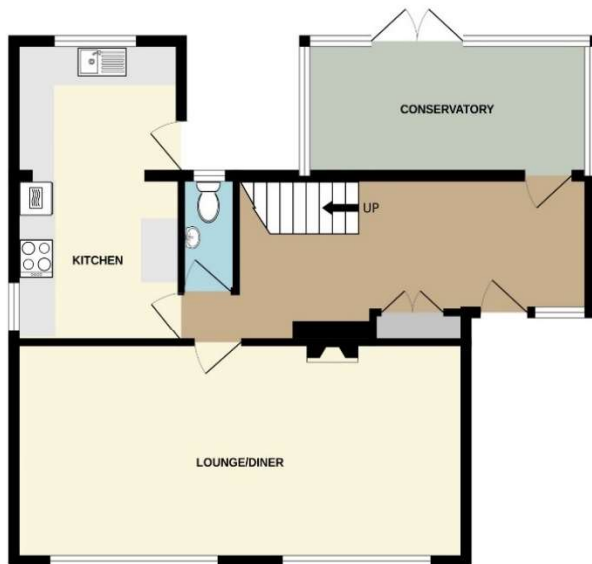
SHOWER ROOM



REAR GARDEN

GROUND FLOOR

1ST 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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