

## 4 ADDISON TERRACE, LOSTWITHIEL, PL22 0AL



**An attractive three bedroom mid-terrace Edwardian house, boasting glorious views to the rear and an elevated position set within a relatively short walk of the town centre.**

**Accommodation Comprises:- Entrance hall, lounge, dining room, kitchen, utility room/rear lobby, ground floor shower room, landing, separate W.C, three bedrooms, gas fired central heating, uPVC double glazing, paved frontage and an enclosed south facing courtyard garden.**

### £310,000

## SITUATION

The property is situated within a small terrace of just six properties on Bodmin Hill. Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town boasts a variety of independent shops, cafes, 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

Composite front entrance door opening into:-

#### Entrance Hall

Original decorative tiled floor. Radiator. Electricity smart meter and modern consumer unit (Installed in April 2023). Turning staircase rising to first floor. Door to dining room. Door into:-

#### Lounge

12' 6" x 11' 5" (3.82m x 3.49m) (Plus bay) Large uPVC double glazed sash bay window to front elevation. Picture rail. TV aerial and telephone points. Radiator. Shelved alcoves with cupboards beneath. Fireplace with stone hearth. Square opening into:-

#### Dining Room

13' 8" x 11' 7" (4.16m x 3.52m) uPVC double glazed window to rear elevation. Radiator. Picture rail. Under stairs recess and small cupboard. uPVC double glazed door to courtyard garden. Obscure glazed door to:-

#### Kitchen

11' 3" x 7' 5" (3.42m x 2.25m) Stylish modern range of cream fronted wall, base and drawer units in a gloss finish with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in Beko electric double oven. Separate stainless steel gas hob with splashback and extractor over. Space for upright fridge/freezer. Tiled splashbacks. uPVC double glazed window to side elevation.

#### Utility Room/Rear Lobby

8' 0" x 5' 7" (2.43m x 1.70m) Fitted wall cupboards and rolled edge worktop. Space and plumbing for washing machine and dishwasher. Obscure uPVC double glazed door to courtyard garden. Door to:-

#### Shower Room

7' 7" x 7' 5" (2.30m x 2.25m) Suite comprising:- Large shower cubicle, low level W.C and pedestal wash hand basin with tiled splashback. Baxi gas fired combination boiler (Installed in June 2023). Part tiled walls. Heated towel rail. Wall mounted electric fan heater. Obscure uPVC double glazed window to rear elevation.

## FIRST FLOOR

#### Landing

uPVC double glazed window to rear elevation. Access to large loft space which has conversion potential, subject to planning (Pull down ladder, boarded out and light connected). Doors to all bedrooms. Sliding door to:-

#### Separate W.C

White low level W.C and pedestal wash hand basin with tiled splashback. Internal window. Extractor fan.

#### Bedroom One

11' 4" x 10' 11" (3.45m x 3.34m) (Plus bay) Large uPVC double glazed sash bay window to rear elevation with superb views. Radiator. Floorboards.

#### Bedroom Two

11' 8" x 10' 6" (3.56m x 3.19m) uPVC double glazed sash window to front elevation. Radiator.

#### Bedroom Three

8' 10" x 5' 11" (2.70m x 1.80m) uPVC double glazed sash window to front elevation. Radiator.

## OUTSIDE

Pedestrian gate and steps leading up to a paved frontage. To the rear is an enclosed south facing courtyard garden featuring a slabbed patio and an area of artificial grass. The garden also includes a water tap, weatherproof socket and a raised flowerbed. There is a pedestrian gate at the far end of the garden which provides access to Couchwell Lane.



## ENERGY RATING

D(56).

## COUNCIL TAX

Cornwall Council. Tax Band 'B'.

## DIRECTIONS

Heading into Lostwithiel from the west on the A390, turn left after the traffic lights into Bodmin Hill. Continue up the hill until Addison Terrace is located on the left-hand side.



**LOUNGE**



**BEDROOM ONE**



**DINING ROOM**



**BEDROOM TWO**



**KITCHEN**



**BEDROOM THREE**



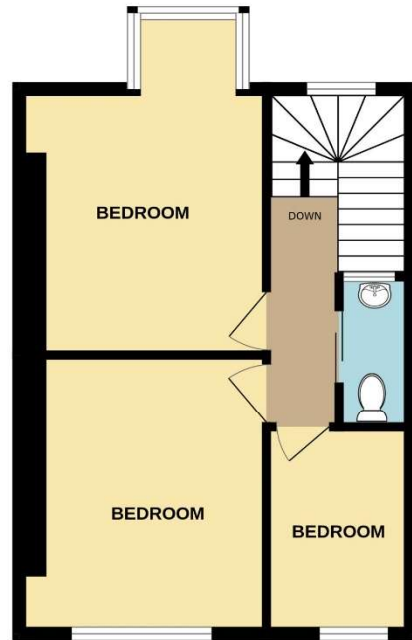
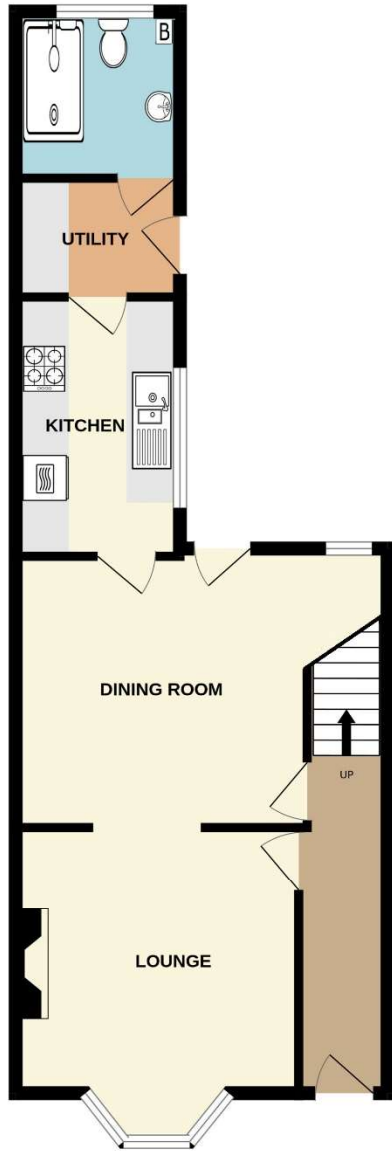
**SHOWER ROOM**



**REAR GARDEN**

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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