

20 GRENVILLE ROAD, LOSTWITHIEL, PL22 0EP



A beautifully presented two bedroom semi-detached cottage, boasting a secluded position on the eastern side of the town within easy walking distance of the River Fowey and the town centre.

Accommodation Comprises:- Open plan kitchen/lounge/diner, landing, two first floor bedrooms, modern shower room, gas fired central heating, uPVC double glazing, utility room, attached store, delightful private garden with patio area and summerhouse.

£275,000

SITUATION

Grenville Road is situated 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

uPVC double glazed front entrance stable door opening into:-



Open Plan Kitchen/Lounge/Diner

25' 4" x 12' 8" (7.74m x 3.85m)

Kitchen

Featuring a modern and stylish range of shaker style wall, base and drawer units with rolled edge worktops. Inset composite sink and drainer unit with mixer tap. Built-in Bosch electric oven with gas hob above and extractor over. Built-in microwave oven. Integrated fridge, freezer and slimline dishwasher. Under-unit lighting. Beamed ceiling. Built-in shelved cupboard enclosing gas meter, water meter, electric meter and consumer unit.

Lounge/Diner

Two uPVC double glazed windows to front elevation. Beamed ceiling. Two radiators. Stairs to first floor. TV aerial and telephone points. Attractive natural stone fireplace with a free-standing electric stove on a slate hearth.

FIRST FLOOR

Landing

Doors to bedrooms and shower room. Access to loft space. Beamed ceiling. uPVC double glazed window to front elevation.

Bedroom One

12' 3" x 10' 8" (3.74m x 3.27m) Beamed ceiling. Radiator. Two uPVC double glazed windows to front elevation.

Bedroom Two

9' 4" x 8' 3" (2.86m x 2.54m) (plus door recess) Beamed ceiling. Radiator. uPVC double glazed window to side elevation. Built-in cupboard enclosing a 'Baxi' gas fired condensing combi boiler.

Shower Room

6' 0" x 5' 5" (1.82m x 1.66m) Modern suite comprising:- Shower cubicle with Mira shower and tiled surround, low level W.C and vanity wash hand basin. Part tiled walls. Chrome heated towel rail. uPVC double glazed Velux roof window.

OUTSIDE

The cottage boasts a superb private garden, featuring a raised lawn with attractive flowerbed borders and a secluded patio area. The garden also includes a timber summerhouse and two pedestrian gates with access to Grenville Road and Cott Road.

Utility Room

9' 8" x 7' 6" (2.96m x 2.29m) Worktop with space for washing machine and tumble dryer below. Fitted wall cupboards. uPVC double glazed door and windows. Light and power connected. Attached to the rear is a separate store room.

ENERGY RATING

D(61)

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

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 around the next bend until you see the red brick property on your right. The pedestrian entrance to No.20 is directly opposite and the cottage is tucked away to the rear of Camellia House (No.18).



KITCHEN



SHOWER ROOM



LOUNGE AREA



UTILITY ROOM



BEDROOM ONE



GARDEN



BEDROOM TWO



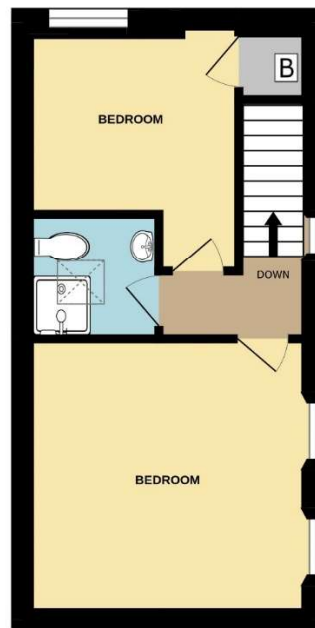
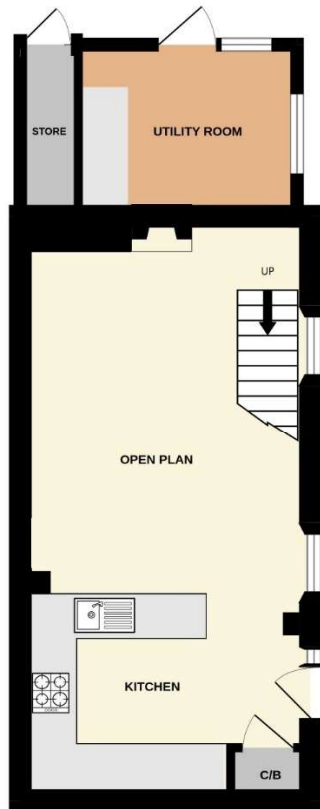
PATIO AREA



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)

Members of the NAEA



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