

3 RIVERSIDE COURT, LOSTWITHIEL, PL22 0BS



A deceptively spacious two bedroom single storey home with no ongoing chain, boasting a tucked away position in the heart of the town with level access to shops and adjacent to the River Fowey.

Accommodation Comprises:- Open plan Lounge/dining room, kitchen, two bedrooms, shower room, wood effect uPVC double glazing, gas fired central heating, allocated parking space and mooring.

£175,000

SITUATION

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, two primary schools, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Coulson Park is a short stroll from the property, which is also a nature reserve offering picnic/barbecue areas and beautiful walks along the banks of the River Fowey. 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):-

Entrance

Steps and uPVC double glazed front entrance door to:-



Open Plan Lounge/Dining Room

25' 6" x 12' 1" (7.77m x 3.69m) Beamed ceiling. Built-in storage cupboard with electric meter and consumer unit compartment above. Two radiators. uPVC double glazed window to front elevation. Telephone and TV aerial points. Skylight window.

Kitchen

9' 9" x 7' 11" (2.97m x 2.42m) (Maximum) Fitted with a matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric oven. Inset four ring electric hob with extractor over. Space for under-counter fridge. Part tiled walls. Small breakfast bar. Skylight window.



Bedroom One

14' 3" x 10' 6" (4.35m x 3.21m) Beamed ceiling. Radiator. uPVC double glazed window to front elevation. Telephone point.



Bedroom Two

10' 7" x 8' 4" (3.23m x 2.53m) Skylight window. Beamed ceiling.



Shower Room

10' 8" x 5' 5" (3.24m x 1.64m) Shower cubicle with 'Mira' electric shower unit and tiled surround. White low level W.C and pedestal wash hand basin. Radiator. Space and plumbing for washing machine. Space for a condensing tumble dryer. Part tiled walls. Airing cupboard enclosing a 'Vaillant' gas fired combi boiler and shelving. Separate built-in cupboard. Extractor fan.

OUTSIDE

Allocated parking space and a nearby mooring on the river bank for one boat (Note: Permission must be given by Fowey Harbour Commissioners to leave a boat on the water).

ENERGY RATING

E(48).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

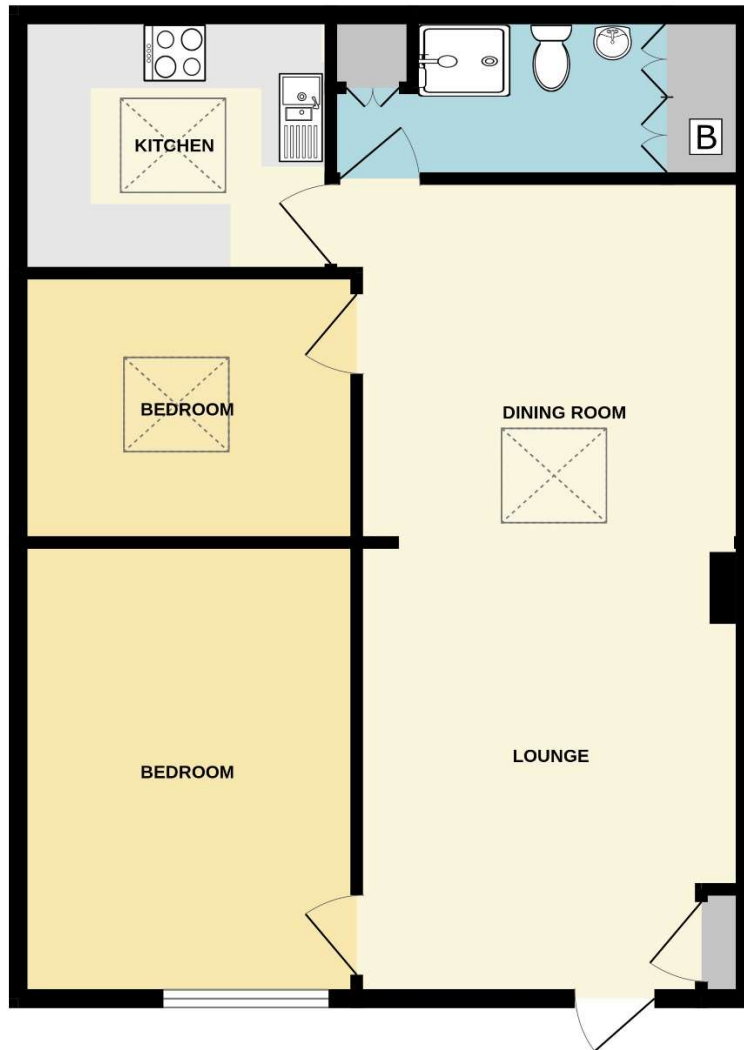
Entering Lostwithiel from the west on the A390, turn right at the traffic lights onto Fore Street and then take the right-hand turning by the Co-Op onto Quay Street. Riverside Court is located shortly after on the left-hand side.



OPEN PLAN LOUNGE/DINING ROOM



KITCHEN



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



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



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