

6 COFFA BRIDGE CLOSE, LOSTWITHIEL, PL22 0EB



A modern three bedroom reverse level detached house, situated within a private cul-de-sac development of just nine properties on the eastern side of the town.

Accommodation Comprises:- Entrance hall, cloakroom, utility room, ground floor master bedroom, en-suite shower room, landing, kitchen/diner, lounge, balcony, two first floor bedrooms, family bathroom, integral garage, double glazing, gas fired central heating, brick paved driveway, front garden, enclosed rear garden and a large patio area.

£400,000

SITUATION

Coffa Bridge Close is a select development of high quality detached homes located on the eastern fringes of the town. Lostwithiel offers a variety of 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

Covered Entrance

Obscure uPVC double glazed front entrance door opening into:-

Entrance Hall

Radiator. Dado rail. Telephone point. Large built-in cupboard. Stairs rising to first floor. Doors to cloakroom, utility room, master bedroom and integral garage.

Cloakroom

White low level W.C and pedestal wash hand basin. Radiator. Obscure uPVC double glazed window to front elevation.

Integral Garage

19' 5" x 9' 5" (5.91m x 2.86m) Up and over door to front. uPVC double glazed window to side elevation. Light and power supply. Electric consumer unit. Ideal Heating gas fired combi boiler (System installed in 2023). Space for tumble dryer.

Utility Room

9' 5" x 6' 5" (2.87m x 1.95m) (Plus door recess) Matching wall and base units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Tiled floor. Extractor fan. Radiator. uPVC double glazed window to side elevation. Obscure uPVC double glazed door to outside.

Master Bedroom

13' 5" x 10' 0" (4.09m x 3.06m) (Maximum) uPVC double glazed window to front elevation. Radiator. Fitted wardrobes and drawers. Door opening to:-

En-Suite Shower Room

9' 1" x 6' 10" (2.77m x 2.08m) (L-shape maximum) Single shower cubicle with tiled surround. White low level W.C and vanity wash hand basin. Part tiled walls. Built-in under stairs cupboard. Radiator. Extractor fan. Shaver light and socket. Obscure uPVC double glazed window to side elevation.

FIRST FLOOR

Landing

Radiator. uPVC double glazed window to side elevation. Built-in cupboard. Access to loft space. Dado rail. Doors to kitchen/diner, lounge, two bedrooms and family bathroom.

Kitchen/Diner

13' 1" x 10' 9" (3.99m x 3.28m) 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. Part tiled walls. Space for a free-standing cooker with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. uPVC double glazed window to front elevation. uPVC double glazed door to the balcony.

Lounge

18' 1" x 14' 4" (5.52m x 4.37m) (Excluding bay) uPVC double glazed box bay window to front elevation. Radiator. Dado rail. Mock fireplace housing an electric fire. uPVC double glazed door to the balcony.

Bedroom Two

14' 7" x 9' 9" (4.44m x 2.98m) Two uPVC double glazed windows to rear elevation. Radiator. TV aerial point.

Bedroom Three

12' 6" x 9' 9" (3.82m x 2.97m) Currently used as a dining room. uPVC double glazed window to rear elevation. uPVC double glazed french doors opening to the rear patio. Radiator. TV aerial point.

Family Bathroom

7' 5" x 6' 2" (2.27m x 1.88m) White suite comprising:- Panelled bath with mixer shower over, low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Shaver light and socket. Obscure uPVC double glazed window to side elevation.



LARGE REAR PATIO AREA



UPPER LAWN GARDEN

OUTSIDE

To the front of the property is a brick paved driveway and a lawn garden with various plants and bushes. A balcony is set above the front entrance. A wide brick paved pathway continues to the side of the property with steps leading up to the rear garden. Adjoining the rear of the property is a paved pathway and a timber shed at the far end. Steps lead to a large patio area with a greenhouse and further steps lead to a private lawn garden with attractive flower/plant borders and fenced boundaries.

ENERGY RATING

D(65).

COUNCIL TAX

Cornwall Council. Tax Band 'E'.

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 Coffa Bridge Close is located on the right-hand side.



LOUNGE



BEDROOM TWO



KITCHEN/DINER



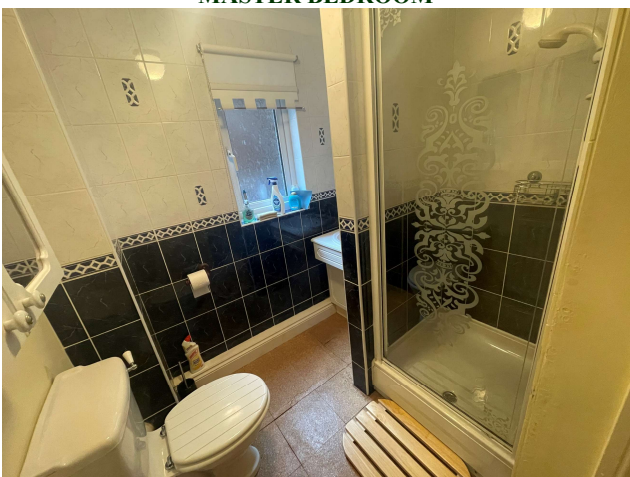
BEDROOM THREE/DINING ROOM



MASTER BEDROOM



FAMILY BATHROOM

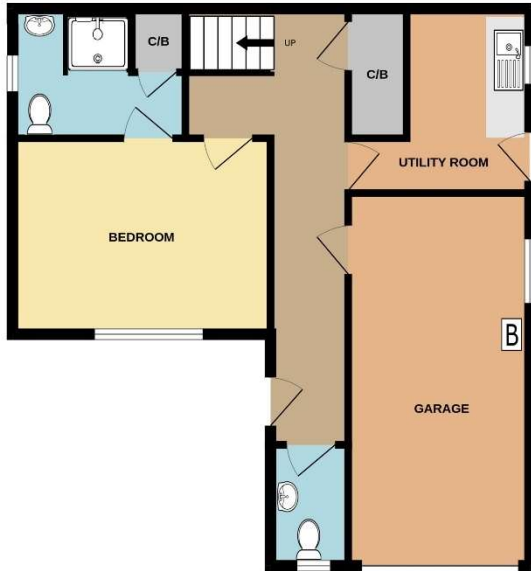


EN-SUITE SHOWER ROOM



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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