

5 ROSEHILL CLOSE, LOSTWITHIEL, PL22 0HH



A modern and well presented three bedroom semi-detached house with no ongoing chain, situated within a small cul-de-sac development on the western fringes of the town.

Accommodation Comprises:- Entrance hall, cloakroom, lounge, kitchen/diner, landing, three bedrooms, bathroom, gas fired central heating, double glazing, garage, driveway and a private rear garden.

£240,000

SITUATION

The property occupies an elevated position on the western fringes of the town, but remains within a relatively short walking distance of the town centre. Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities which include 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 and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Hardwood obscure double glazed front entrance door opening into:-

Entrance Hall

Electric consumer unit. Part wood panelled walls to dado rail. Door to lounge. Door to:-

Cloakroom

7' 5" x 3' 8" (2.26m x 1.13m) Obscure double glazed window to front elevation. White low level W.C and pedestal wash hand basin with tiled splashback. Radiator.

Lounge

18' 3" measured into bay x 11' 1" (5.55m x 3.39m) Double glazed box bay window to front elevation. Two radiators. TV aerial and telephone points. Staircase to first floor. Door to:-

Kitchen/Diner

14' 4" x 9' 9" (4.37m x 2.98m) widening to 11' 8" (3.56m) Recently fitted modern range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with four ring gas hob above and stainless steel extractor over. Space and plumbing for washing machine. Space for a free-standing fridge/freezer. Tiled splashbacks. Baxi 600 gas fired combination boiler. Laminate floor. Radiator. Deep under stairs cupboard. Double glazed window to rear elevation. Double glazed french doors opening to rear garden.

FIRST FLOOR

Landing

Access to loft space. Doors to bedrooms and bathroom.

Bedroom One

14' 4" x 7' 9" (4.36m x 2.36m) (Maximum) Double glazed dormer window to front elevation. Radiator. Built-in cupboard with hanging rails. TV aerial point.

Bedroom Two

10' 11" x 7' 0" (3.34m x 2.13m) Double glazed dormer window to rear elevation with views over the town. Radiator.

Bedroom Three

7' 8" x 6' 11" (2.34m x 2.11m) Double glazed dormer window to rear elevation with views over the town. Radiator.

Bathroom

7' 9" x 6' 2" (2.37m x 1.87m) White suite comprising:- Panelled bath with mixer shower and side screen, low level W.C and pedestal wash hand basin. Radiator. Part tiled walls. Extractor fan. Shaver light and socket. Obscure double glazed window to side elevation.



REAR GARDEN



OUTSIDE

Paved driveway with parking for at least two cars. Pedestrian gated access to an enclosed rear garden with a small patio area and fenced boundaries. The garden enjoys a good degree of privacy and views overlooking the town.

Garage

17' 0" x 8' 0" (5.19m x 2.44m) Metal up and over door to front. Part glazed door to side. Pitched roof. Light and power connected.

ENERGY RATING

C(74).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading west from Lostwithiel on the A390, proceed part way up the main hill out of town and Rosehill Close is located on the left-hand side. No.5 is set back in the far left corner of the cul-de-sac.



LOUNGE



BEDROOM TWO



MODERN KITCHEN



BEDROOM THREE



DINING AREA



BATHROOM

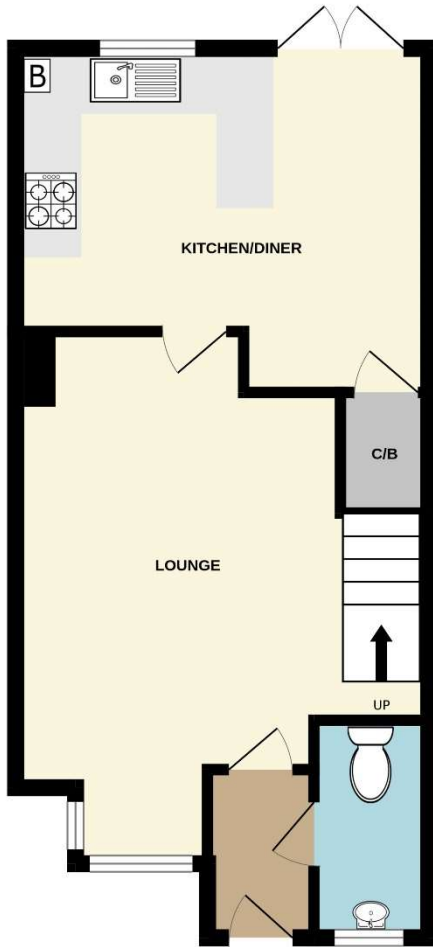


BEDROOM ONE

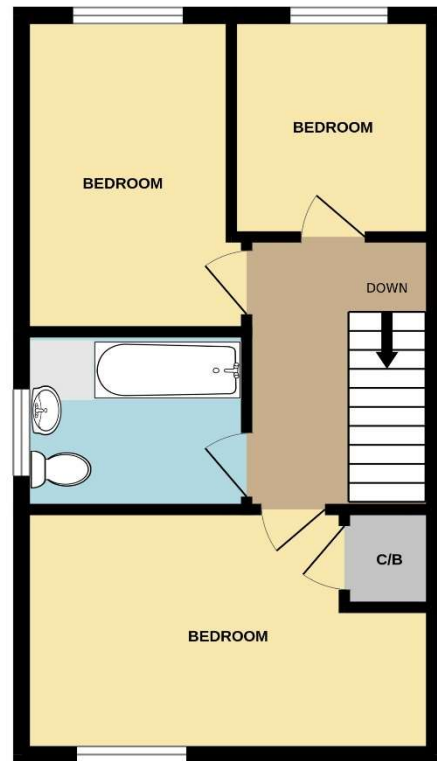


REAR ELEVATION

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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