

SUNDOWN, HILLSIDE GARDENS, LOSTWITHIEL, PL22 0DB



An individual older style two bedroom detached bungalow with no ongoing chain, boasting a quiet non-estate location in the heart of Lostwithiel with easy access to shops and amenities in the town centre.

Accommodation Comprises:- Covered entrance porch, entrance hall, lounge, kitchen/diner, conservatory, two double bedrooms, bathroom, uPVC double glazing, gas fired central heating, brick paved driveway, garage and a low maintenance rear garden.

£325,000

SITUATION

The bungalow offers a tucked away location just a short walk from the main shopping street. Lostwithiel enjoys a good range of local amenities, including 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, A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field. Lostwithiel is steeped in history and renowned for its vibrant community, situated just a few miles from the south coast and about a fifteen minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

Covered Entrance Porch

Courtesy light. Obscure uPVC double glazed front entrance door opening into:-

Entrance Hall

Radiator. Telephone point. Built-in cupboard. Doors leading off.

Lounge

16' 10" x 11' 11" (5.12m x 3.63m) uPVC double glazed windows to front and side elevation. Telephone points. TV aerial point. Radiator. Coal effect gas fire. Door into:-



Kitchen/Diner

12' 9" x 10' 10" (3.89m x 3.31m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in Neff single electric oven. Separate four ring gas hob with stainless steel extractor hood over. Part tiled walls. Space and plumbing for washing machine. Large built-in larder cupboard containing the electric meter and fuse boards. Recess for fridge/freezer. Radiator. Access to large loft space (Potential for conversion, subject to planning permission. Fully insulated, felted and light connected). Built-in cloak cupboard housing a Baxi 600 gas fired condensing boiler (Installed in 2022). uPVC double glazed window to side and rear elevation. Glazed door into:-

Conservatory

14' 8" x 6' 6" (4.48m x 1.97m) uPVC double glazed windows to rear and side elevations. Sloping polycarbonate roof. Tiled floor. uPVC double glazed door to outside.

Bedroom One

10' 11" x 10' 8" (3.33m x 3.26m) uPVC double glazed window to rear elevation. Radiator. Range of fitted wardrobes.

Bedroom Two

14' 1" x 9' 9" (4.3m x 2.97m) uPVC double glazed window to front elevation. Radiator. Range of fitted wardrobes.

Bathroom

7' 7" x 6' 9" (2.3m x 2.06m) Walk-in bath which is specifically designed for easy access, equipped with seat and 'Mira' shower unit over. White low level W.C and pedestal wash hand basin. Large fitted vanity cabinet. Radiator. Fully tiled walls. Laminate floor. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

To the front of the property is a brick paved driveway with parking for at least two cars, a wide pathway to the front door and a large raised border with various plants. There is gated access to the side with a further raised border and a pathway leading to an enclosed low maintenance patio garden at the rear of the property. A small door opens to a large void (cellar) which has limited headroom, gas meter, light and power connected.

Garage

18' 1" x 9' 1" (5.51m x 2.77m) Metal up and over door to front. Window and personal door to rear. Light and power connected.

ENERGY RATING

D(66).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Heading towards Lostwithiel from the west on the A390, continue down the main hill and take the second turning on the right onto South Street. Proceed for approximately 150 yards and turn right (Just before the crossroads) into Hillside Gardens. The bungalow is shortly after on the right-hand side.



LOUNGE



BEDROOM TWO



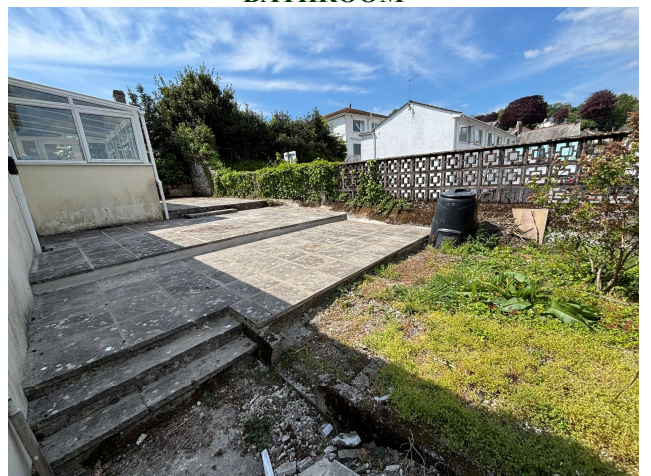
KITCHEN/DINER



BATHROOM



CONSERVATORY



REAR GARDEN



BEDROOM ONE



REAR ELEVATION



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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