

## **16 VICTORIA, LOSTWITHIEL, PL22 0AX**



**A well appointed and extended three bedroom Victorian home with no ongoing chain, set within a quiet tucked away location on the western side of the town and not far from the town centre.**

**Accommodation Comprises:- Entrance lobby, lounge/diner, modern kitchen, split level landing, three bedrooms, bathroom, gas fired central heating, double glazing (Where stated), off-road parking, south facing garden, workshop, potting shed and outside store.**

**£295,000**

## SITUATION

The property boasts a discreet elevated position on the western side of the town, but only a short walking distance from the town centre. Lostwithiel is steeped in history and renowned for its vibrant community, boasting a variety of independent 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 schools are located 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

#### Entrance

Part glazed front entrance door opening into:-

#### Entrance Lobby

Tiled floor. Wall mounted box containing the electricity meter and consumer unit. Multi-pane internal windows. Door into:-

#### Lounge/Diner

16' 2" x 15' 8" (4.92m x 4.78m) Wood effect uPVC double glazed sash window to front elevation. Beamed ceiling. Radiator. Fireplace with inset wood burning stove. Large alcove with fitted shelving. Under stairs cupboard. Door and turning staircase to first floor. Doorway to:-

#### Kitchen

15' 6" x 6' 9" (4.72m x 2.07m) Modern range of shaker style wall, base and drawer units with rolled edge worktops. Inset sink and drainer with mixer tap. Space for cooker. Space for fridge/freezer. Space and plumbing for washing machine. Main Eco Compact gas fired combination boiler. Part tiled walls. Beamed ceiling. Sash window to rear elevation. Part glazed stable door to outside.

### FIRST FLOOR

#### Landing (Split Level)

Window over stairwell. Doors to bedrooms and bathroom.

#### Bedroom One

12' 9" x 9' 11" (3.88m x 3.01m) Wood effect uPVC double glazed window to front elevation. Oak laminate flooring. Shelved alcove. Built-in double wardrobe. Feature ornamental fireplace.

#### Bedroom Two

15' 5" x 6' 7" (4.69m x 2m) Wood effect uPVC double glazed sash window to front elevation. Oak laminate flooring. Radiator. Access to loft space. Internal window to rear.

#### Bedroom Three

8' 7" x 7' 2" (2.61m x 2.18m) Window to rear elevation. Oak laminate flooring. Radiator. Sloping beamed ceiling.

#### Bathroom

7' 4" x 7' 1" (2.23m x 2.16m) (Maximum) White suite comprising:- Panelled bath with shower over, low level W.C and vanity wash hand basin. Part tiled walls. Tiled floor. Window to rear elevation. Radiator. Built-in shelved cupboard. Extractor fan. Sloping beamed ceiling.



### OUTSIDE

To the front of the property is tarmac parking bay (Access to Victoria is suitable for small to medium size vehicles only). Pedestrian gate and pathway leading to a paved patio area and a south facing garden stocked with plants and a fish pond. A further gate opens to a shared passageway, giving access to the outside store at the rear of the property.

#### Workshop

12' 2" x 7' 5" (3.70m x 2.25m) Door and windows. Light connected.

#### Potting Shed

10' 4" x 7' 4" (3.14m x 2.23m) Door and windows.

#### Outside Store

19' 11" x 5' 5" (6.07m x 1.64m) Door and windows. Sloping perspex roof.

### ENERGY RATING

D(66).

### COUNCIL TAX

Cornwall Council. Tax Band 'A'.

### DIRECTIONS

Entering Lostwithiel from the west on the A390, turn left after the traffic lights and proceed up Bodmin Hill until Victoria is signposted on the left. Follow the lane for a short distance and then continue around the right-hand bend (Note:- Narrow access from this point) until No.16 is located on the right-hand side.



**LOUNGE/DINER**



**BEDROOM TWO**



**KITCHEN**



**BEDROOM THREE**



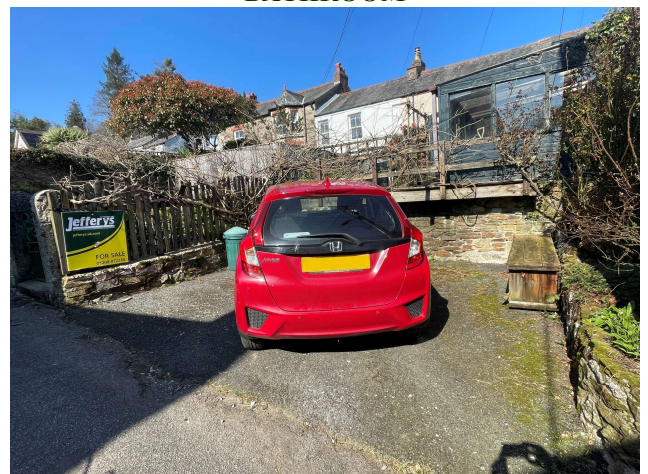
**BEDROOM ONE**



**BATHROOM**

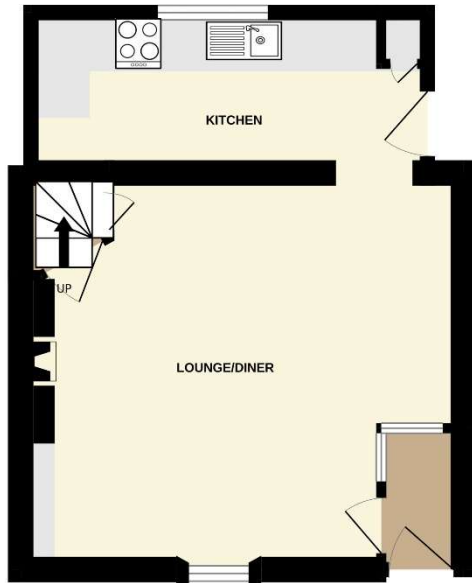


**OVERVIEW OF FRONT GARDEN**



**PARKING TO THE FRONT**

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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