

## **18 UZELLA PARK, LOSTWITHIEL, PL22 0BB**



**A two bedroom end terrace house of timber frame construction, situated within a popular cul-de-sac development just a short level walk from the town centre.**

**Accommodation Comprises:- Lounge/diner, Inner hall, modern kitchen, ground floor bathroom, landing, two bedrooms, box room, uPVC double glazing, electric heating, enclosed gardens and a single garage.**

**£165,000**

## SITUATION

The ancient stannary town of 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. 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):-

### GROUND FLOOR

#### Entrance

Composite front entrance door opening into:-



#### Lounge/Diner

15' 9" x 11' 7" (4.79m x 3.54m) uPVC double glazed window to front elevation. TV aerial and telephone points. Stairs rising to first floor. Door to:-

#### Inner Hall

Door to bathroom. Doorway to:-

#### Kitchen

11' 7" x 9' 8" (3.53m x 2.94m) Modern range of 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 single fan assisted electric oven. Separate inset four ring electric hob with extractor over. Space and plumbing for washing machine. Space for under-counter fridge. Electric wall heater. Built-in shelved airing cupboard. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to rear garden.

#### Bathroom

6' 0" x 5' 8" (1.84m x 1.72m) White suite comprising:- Panelled bath with Mira Sport electric shower over, low level W.C and pedestal wash hand basin. Part tiled walls. Extractor fan. Shaver socket.

### FIRST FLOOR

#### Landing

Access to loft space. Doors to bedrooms and box room.

#### Bedroom One

13' 7" x 11' 7" (4.14m x 3.53m) (Maximum) uPVC double glazed window to front elevation.

#### Bedroom Two

11' 7" x 10' 0" (3.54m x 3.04m) (L-Shape Maximum) uPVC double glazed window to rear elevation.

#### Box Room

7' 6" x 6' 0" (2.28m x 1.83m) Used as an occasional third bedroom (Note:- No window in this room).

### OUTSIDE

A pedestrian gate opens to a level front garden, which is predominantly laid to lawn with an adjoining pathway. There is access to the side of the property, leading to a terraced rear garden, laid to patio and chippings for ease of maintenance. A further pedestrian gate opens to the rear footpath and there are steps leading up to the single garage.



#### Garage

16' 7" x 7' 10" (5.05m x 2.40m) Metal up and over door to front.

### AGENTS NOTE

Due to the single skin timber frame construction we believe that the property may be deemed unsuitable for mortgage lending purposes. Interested parties are therefore advised to make their own enquiries.

### ENERGY RATING

F(29).

### COUNCIL TAX

Cornwall Council. Tax Band 'A'.

### DIRECTIONS

Approaching Lostwithiel from the west on the A390, continue down the hill into the town and take the first left-hand turning into Tanhouse Road. Proceed until Uzella Park is identified on the right-hand side. Follow the footpath that runs along the front of the development until No.18 is identified on the right-hand side.





**LOUNGE/DINER**



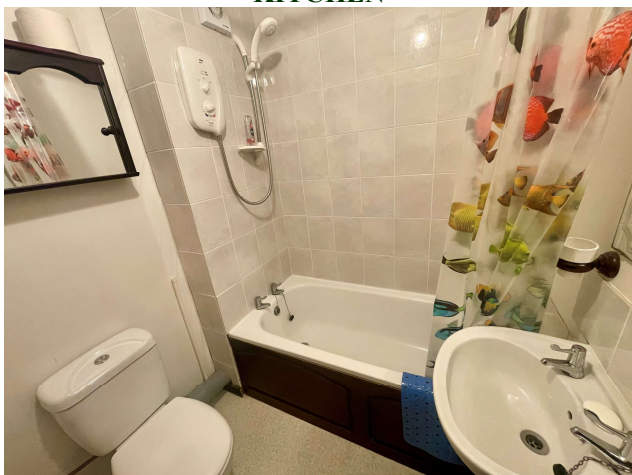
**BEDROOM TWO**



**KITCHEN**



**BOX ROOM**



**BATHROOM**



**TERRACED REAR GARDEN**

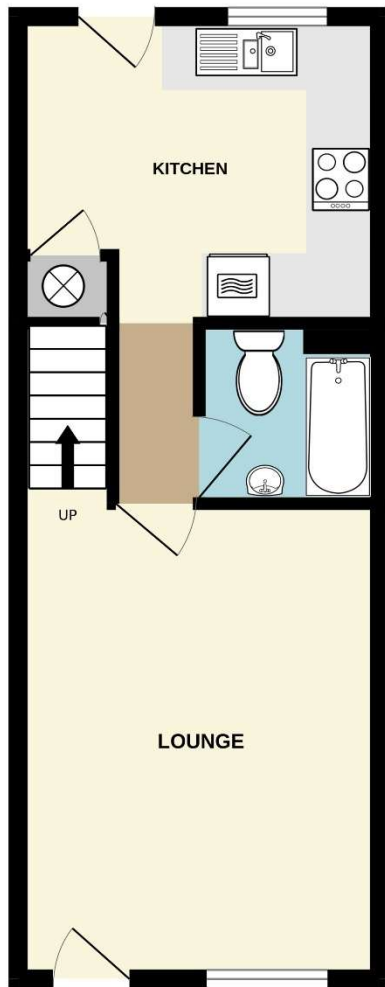


**BEDROOM ONE**

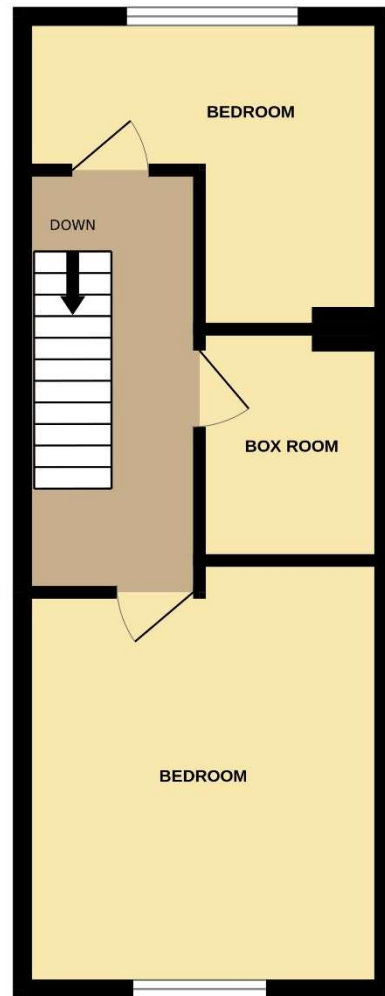


**REAR ELEVATION**

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)

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