

15 VICTORIA, LOSTWITHIEL, PL22 0AX



An extended two bedroom mid-terrace cottage in need of renovation, set within a quiet tucked away location which is just a short walk from the town centre.

Accommodation Comprises:- Entrance hall, living room with open fireplace, kitchen, rear lobby, ground floor bathroom, landing, two bedrooms, south facing front garden and a small rear courtyard.

£110,000

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SITUATION

The cottage offers a discreet position within a relatively short walk of the town centre. The ancient stannary town of Lostwithiel is a popular Mid-Cornwall location which is steeped in history and renowned for its vibrant community. Boasting a variety of shops, restaurants, public houses, professional services, dentist and a health centre. There is also a main line railway station on the Penzance to London line.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Front entrance door with small glazed panel into:-

Entrance Hall

Electric meter and fuse board. Mat well. Deep understairs cupboard. Door to kitchen. Door into:-

Living Room

12' 10" x 12' 8" (3.92m x 3.86m) Open fireplace with tiled surround and hearth. Sash window to front elevation. Shelved alcove cupboard. Telephone point. Door and stairs to first floor.



Kitchen

17' 5" x 6' 7" (5.31m x 2m) (Maximum) Floor unit with inset stainless steel sink and drainer unit. Space for cooker with gas and electric connection points. Small fitted worktop. Two windows to rear elevation. Fluorescent light. Built-in larder cupboard. Separate built-in airing cupboard enclosing a hot water storage cylinder and shelving. Door into:-

Rear Lobby

Part glazed door to rear courtyard. Door into:-



Bathroom

7' 0" x 5' 0" (2.13m x 1.52m) White suite comprising:-
 Panelled bath, low level W.C and pedestal wash hand
 basin with tiled splashback. Obscure glazed window to
 side elevation.

FIRST FLOOR

Small Landing

Access to loft space. Doors to bedrooms.

Bedroom One

12' 7" x 9' 10" (3.83m x 3m) Sash window to front
 elevation. Sealed fireplace. Narrow shelved alcove
 cupboard.



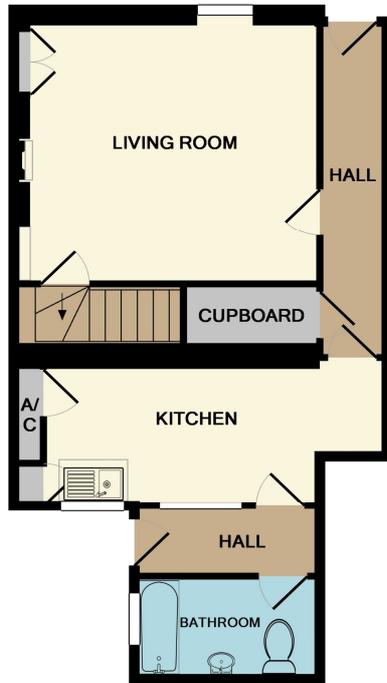
Bedroom Two

15' 5" x 6' 5" (4.71m x 1.95m) Sash window to front and
 rear elevations.



EXTERIOR

The property is approached to the front via a pedestrian
 gate which opens onto a shared pathway. The front
 garden comprises a level lawn with various shrubs and an
 adjoining patio area. The cottage enjoys a pedestrian right
 of way along the front, side and rear of the neighbouring
 property, giving access to a small rear courtyard (approx
 9 square metres) with an outside tap.



GROUND FLOOR



1ST FLOOR

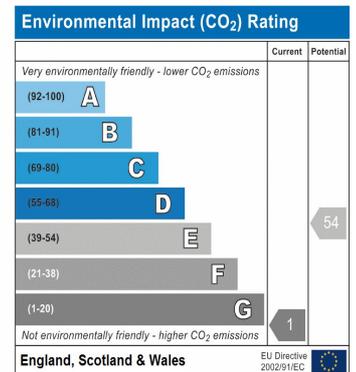
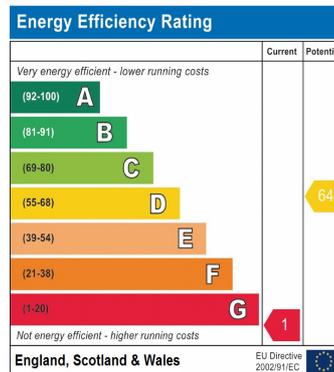
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COUNCIL TAX

Cornwall Council. Tax Band 'B'.

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 by foot and then continue around to the right until No.15 is located on the right-hand side.



ENERGY RATING

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