

## **18A NORTH STREET, LOSTWITHIEL, PL22 0EF**



**A well presented two bedroom upper floor apartment with no ongoing chain, boasting a tucked away location in the heart of the town and an ideal home for a single person or couple or those seeking a ready made holiday home or 'buy to let' investment.**

**Accommodation Comprises:- Entrance hall, open plan living room/kitchen, bathroom, Inner hall, two bedrooms, utility/store, gas fired central heating, decked terrace with seating, shared lower courtyard and a parking space for one car.**

**£176,500**

## SITUATION

The property offers a discreet setting to the rear of North Street, just a short level walk from the River Fowey and a range of local amenities, including a variety of shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is also a main line train station running from Penzance to London and a purpose-built community centre. Lostwithiel lies just a few miles from the sandy beaches of the south coast and about a fifteen minute drive from the world renowned 'Eden Project'.

## ACCOMMODATION (All sizes approximate):-

### Entrance

Approached via external steps and across the decked terrace. Stable door opening into:-

### Entrance Hall

Radiator. Window to side elevation. Laminate floor. Part glazed door to open plan living room/kitchen. Door into:-

### Bathroom

6' 4" x 5' 6" (1.94m x 1.68m) White suite comprising:- Panelled bath with shower over, low level W.C and pedestal wash hand basin. Fully tiled walls. Laminate floor. Radiator. Extractor fan. Obscure glazed window to front elevation.



### Open Plan Living Room/Kitchen

16' 4" x 10' 0" (4.97m x 3.06m) The kitchen area is fitted with a matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Built-in single electric oven with inset four ring hob above and extractor over. Space for under-counter fridge. Laminate floor. Radiator. Master telephone socket. Two windows to side elevation. Opening to:-

### Inner Hall

Laminate floor. Doors to bedrooms.

### Bedroom One

11' 2" x 9' 10" (3.41m x 3m) Window to side elevation. Radiator. Access to loft space.

### Bedroom Two

11' 3" x 6' 0" (3.43m x 1.84m) Sash window to side elevation. Radiator.



## OUTSIDE

The property benefits from one parking space and enjoys a private decked terrace/seating area with a fitted bench. Gates open to a shared lower courtyard which also provides access to:-

### Utility/Store

9' 2" x 4' 2" (2.80m x 1.27m) Entrance door. Light and power connected. Wall unit. Space and plumbing for washing machine. Gas fired combination boiler.

## AGENTS NOTE

The property is currently run as a self-catering holiday unit and can be sold majority furnished if required. Known as 'The Sail Loft', the property is advertised on various websites including Booking.com.

## RATEABLE VALUE

Currently £1750, effective from 1st April 2023 to the present date as a self-catering holiday unit. Please note this is the rateable value for the property. It is not what you pay in business rates or rent. Cornwall Council uses the rateable value to calculate the business rates bill.

## DIRECTIONS

Entering Lostwithiel from a westerly direction on the A390, continue through the traffic lights and turn right into the community centre car park at Pleyber Christ Way. Shortly after turn right and the parking area is immediately on the left-hand side. From here continue by foot to the bottom end of this no-through road until you arrive at the property (Located just behind Owl Cottage).





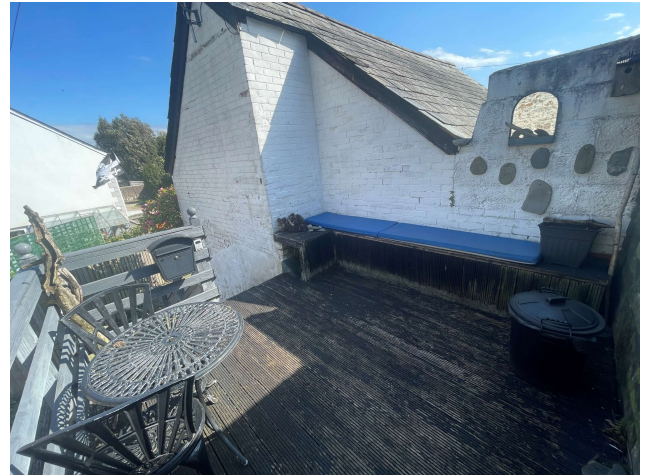
**OPEN PLAN LIVING AREA**



**BATHROOM**



**KITCHEN**



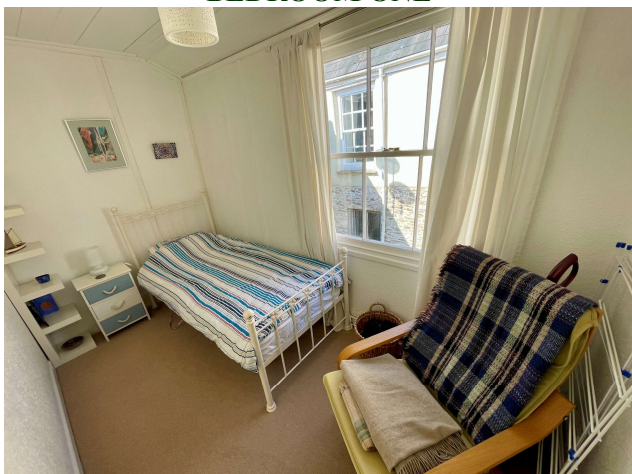
**DECKED TERRACE/SEATING AREA**



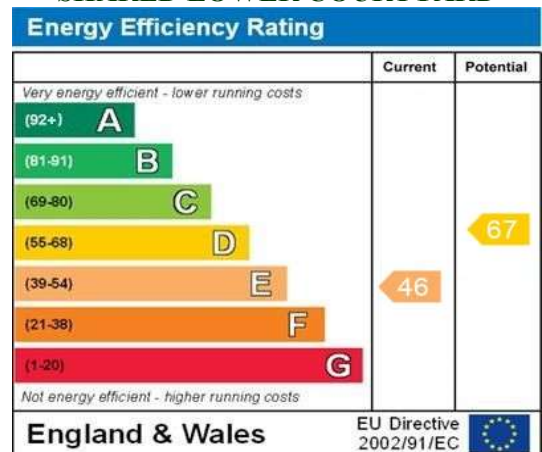
**BEDROOM ONE**



**SHARED LOWER COURTYARD**



**BEDROOM TWO**



**ENERGY RATING**

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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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