

7 ROBARTES TERRACE, LOSTWITHIEL, PL22 0AR



An older style two bedroom end terrace house, boasting an elevated position with commanding views overlooking the town and River Fowey.

Accommodation Comprises:- Entrance hall, cloakroom, lounge, kitchen/diner, landing, two bedrooms, bathroom, majority uPVC double glazing, gas fired central heating, off-road parking for two cars and a generous size rear garden.

£195,000

SITUATION

The property is situated just off Bodmin Hill, but within a reasonable walking distance of 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 and sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed side entrance door opening into:-

Entrance Hall

uPVC double glazed window to side elevation. Stairs to first floor. Doors to lounge and kitchen/diner. Door into:-

Cloakroom

White low level W.C. Obscure uPVC double glazed window to side elevation. Wall mounted Ideal Logic H24 gas fired central heating boiler. Electric meter and consumer unit.

Lounge

17' 1" x 10' 4" (5.20m x 3.16m) Large uPVC double glazed window to front elevation with superb views. Radiator. Fireplace. Picture rail. Built-in under stairs cupboard. Telephone point.

Kitchen/Diner

13' 8" x 9' 7" (4.17m x 2.92m) Modern range of shaker style wall, base and drawer units with rolled edge worktops. Inset sink and drainer with mixer tap. Built-in single electric oven with four ring gas hob above and stainless steel extractor over. Part tiled walls. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Radiator. Two sash windows to rear elevation. Built-in under stairs cupboard.

FIRST FLOOR

Landing

Radiator. Access to loft space. Doors to bedrooms and bathroom.

Bedroom One

17' 0" x 7' 6" (5.19m x 2.28m) uPVC double glazed windows to side and front elevations with superb views over the town and beyond. Radiator. Ornamental fireplace. Picture rail.

Bedroom Two

15' 5" x 8' 6" (4.71m x 2.60m) (Maximum) uPVC double glazed windows to side and rear elevations. Radiator. Picture rail.

Bathroom

9' 9" x 8' 2" (2.96m x 2.48m) Matching suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Single shower cubicle with 'Triton' shower and tiled surround. Part tiled walls. Heated towel rail. Picture rail. Obscure uPVC double glazed window to rear elevation. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving.

OUTSIDE

To the front of the property is a parking area for two cars and a raised terrace. A pathway to the side of the property leads to a good size rear garden with steps rising to a lawn, patio and timber shed. The neighbouring property has a pedestrian right of way over the pathway, but is rarely used.



ENERGY RATING

D(63).

COUNCIL TAX

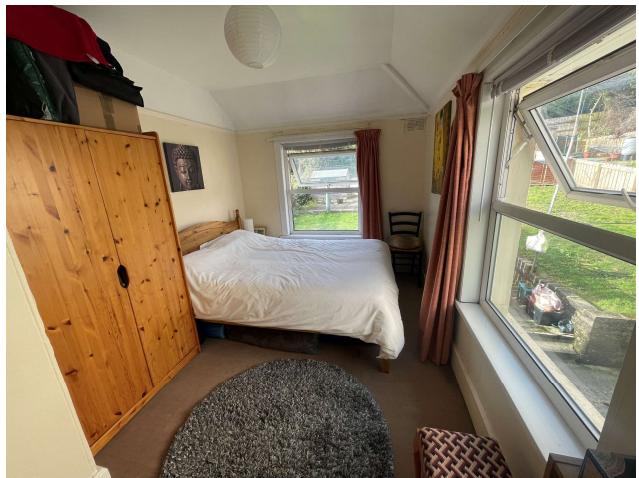
Cornwall Council. Tax Band 'B'.

DIRECTIONS

Entering Lostwithiel from the west on the A390, take the left-hand turning at the traffic lights onto Bodmin Hill. Continue up the hill and the turn right opposite the school into Robartes Terrace. The property is in the second terrace of houses on the left-hand side.



LOUNGE



BEDROOM TWO



KITCHEN/DINER



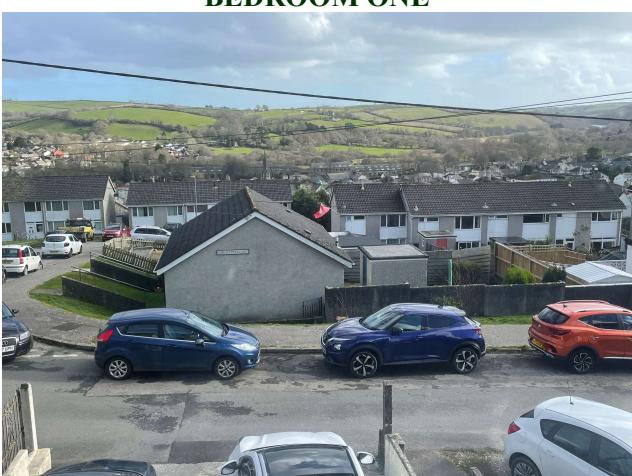
BATHROOM



BEDROOM ONE



REAR GARDEN

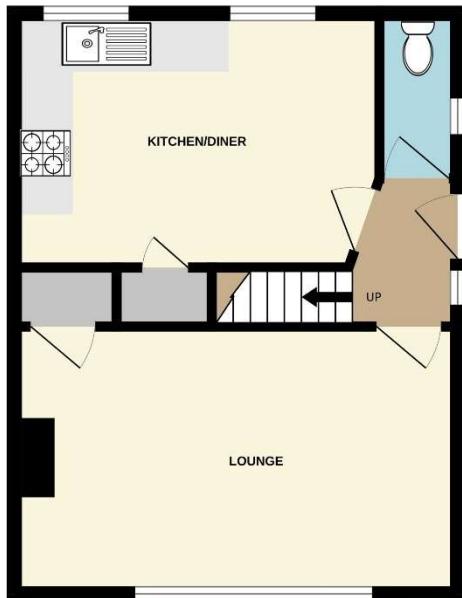


VIEW FROM THE FIRST FLOOR

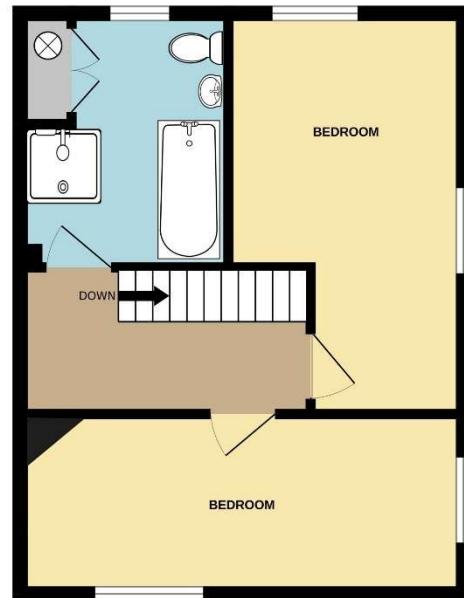


PATIO AREA

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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