

1 MELVILLE TERRACE, LOSTWITHIEL, PL22 0AN



A spacious two bedroom end terrace Edwardian house with no ongoing chain, boasting a superb elevated position with a generous size garden and glorious views over the town.

Accommodation Comprises:- Entrance hall, lounge, dining room, kitchen, landing, two double bedrooms, bathroom, gas fired central heating, double glazing, outside W.C, utility room/store, greenhouse and a large south facing garden.

£275,000

SITUATION

The property is situated in a terrace of six Edwardian homes, which enjoys a discreet location just off Duke Street and a relatively short walk from the town centre. Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town boasts 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 level education is catered for 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

Obscure uPVC double glazed front entrance door opening into:-

Entrance Hall

Turning Staircase to first floor. Box containing electric meter and fuse board. Door to dining room. Door into:-

Lounge

20' 1" into bay x 11' 0" (6.13m x 3.36m) uPVC double glazed bay window to front elevation. Stone fireplace. Pine panelled ceiling. Radiator.

Dining Room

14' 5" x 10' 9" (4.40m x 3.28m) Tiled open fireplace and hearth. Radiator. Telephone point. Under stairs cupboard with uPVC double glazed window to front elevation. Openings through to:-

Kitchen/Diner

13' 9" x 9' 3" (4.18m x 2.82m) Comprehensive range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer. Part tiled walls. Built-in electric double oven. Separate four ring electric hob with extractor over. Space for fridge/freezer. Radiator. Double glazed windows to front and side elevations with countryside views. Obscure glazed door to outside.

FIRST FLOOR

Landing

uPVC double glazed window to front elevation. Radiator. Access to loft space. Doors to bedrooms and bathroom.

Bedroom One

12' 1" into bay x 11' 2" (3.69m x 3.40m) uPVC double glazed bay window to front elevation with views over the town and surrounding countryside. Radiator. Dimplex electric fan heater.

Bedroom Two

11' 6" x 10' 8" (3.50m x 3.24m) (Excluding bay) uPVC double glazed bay window to side elevation with views over the town and surrounding countryside. Radiator. Creda electric fan heater.

Bathroom

11' 1" x 7' 5" (3.39m x 2.26m) Suite comprising:- Panelled bath with Gainsborough electric shower unit over, low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Built-in airing cupboard enclosing an Ariston gas fired condensing combi boiler. Obscure uPVC double glazed window to side elevation.



OUTSIDE

The property enjoys a generous south facing garden with superb views and gated access from the top and bottom. The garden is arranged to three sides, being predominantly laid to lawn with attractive flower beds, patio area, greenhouse, and a paved terrace for potted plants.

Outside W.C

Low level W.C and wash hand basin.

Utility Room/Store

13' 0" x 6' 6" (3.96m x 1.99m) uPVC double glazed door and window to front. Space and plumbing for washing machine. Light, power and water connected.

ENERGY RATING

D(62).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading into Lostwithiel from the west on the A390, go through the traffic lights on the main road and take the second turning on the left into Duke Street. Continue past 'The Royal Oak' pub and just after the bungalow on the right is a pedestrian access signposted 'Melville Terrace'. Walk along the pathway until and No.1 is the first property you come to.



LOUNGE



BEDROOM TWO



DINING ROOM



BATHROOM



KITCHEN



OUTSIDE W.C AND UTILITY ROOM/STORE



BEDROOM ONE

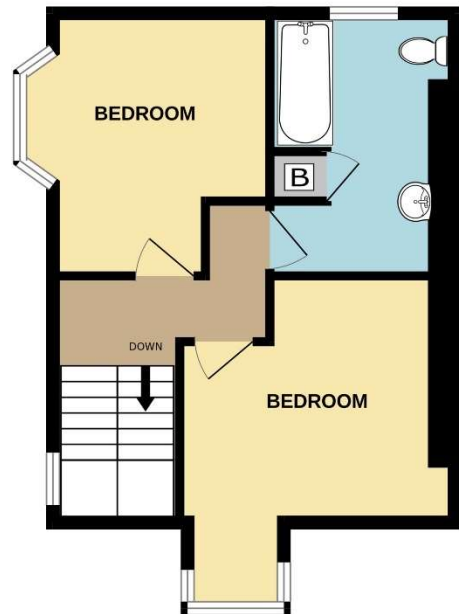


PATIO AREA

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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