

9 MOUNT PLEASANT PLACE, LOSTWITHIEL, PL22 0AS



A spacious two bedroom end terrace house set within a generous size corner plot, boasting an elevated position with glorious views overlooking the town and countryside beyond.

Accommodation Comprises:- Entrance hall, lounge, kitchen/dining room, landing, two double bedrooms, shower room, modern electric heating, uPVC double glazing and gardens arranged to three sides.

£220,000

SITUATION

The property is situated at the head of a cul-de-sac development, but only a short walking distance from 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/sporting facilities, located next to the King George V playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Composite front entrance door opening into:-

Entrance Hall

Radiator. Stairs to first floor. Under stairs recess with electric consumer unit. Doorway to kitchen/dining room. Door into:-

Lounge

12' 1" x 10' 9" (3.69m x 3.27m) Large uPVC double glazed window to front elevation with views over the town. Radiator.



Kitchen/Dining Room

18' 6" x 8' 10" (5.63m x 2.69m) widening to 9' 7" (2.92m) Range of wall, base and drawer units with granite effect rolled edge worktops. Inset sink and drainer with mixer tap. Space for electric cooker. Space for under counter fridge and freezer. Space and plumbing for washing machine. Radiator. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to rear garden. uPVC double glazed sliding door to rear garden from dining area.

FIRST FLOOR

Landing

Access to fully insulated loft space. Built-in cupboard with shelving. Doors leading to bedrooms and shower room.

Bedroom One

15' 3" x 8' 6" (4.64m x 2.58m) (Excluding recess) Two uPVC double glazed windows to front elevation with views over the town. Radiator. Built-in wardrobe.

Bedroom Two

10' 10" x 9' 10" (3.29m x 3m) (Excluding recess) uPVC double glazed window to rear elevation. Radiator. Built-in wardrobe. Built-in airing cupboard enclosing a modern hot water storage cylinder.

Shower Room

7' 4" x 5' 7" (2.24m x 1.71m) Corner shower cubicle. White low level W.C and vanity wash hand basin. Fully tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

The property is approached to the front via steps leading up to the front entrance. The front garden is tiered with a profusion of shrubs and plants. A pathway at the side of the property opens to a good size garden arranged to the side and rear with numerous plants, patio areas, summerhouse, and greenhouse.

ENERGY RATING

F(29).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading into Lostwithiel from the west on the A390, turn left after the traffic lights into Bodmin Hill. Continue up the hill until Mount Pleasant Place is located on the right-hand side.



LOUNGE



VIEW FROM THE FIRST FLOOR



KITCHEN



BEDROOM TWO



DINING AREA



SHOWER ROOM

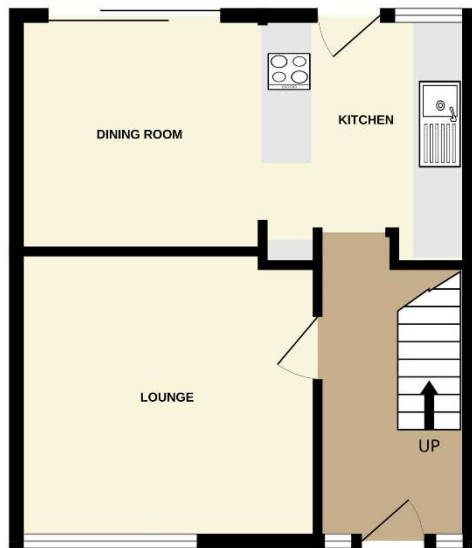


BEDROOM ONE

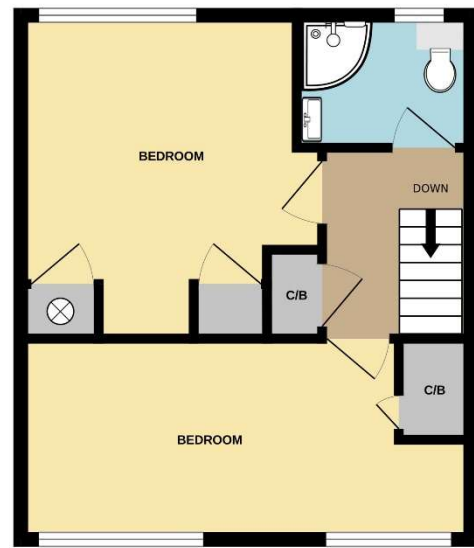


REAR ELEVATION

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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