

20 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ



A spacious and well presented four bedroom detached family size home, situated within a small cul-de-sac development on the eastern fringes of the town.

Accommodation Comprises:- Hallway, cloakroom, open plan lounge/dining room, kitchen, utility room, landing, four double bedrooms (Master with en-suite shower room), family bathroom, double glazing, gas fired central heating, integral garage, brick paved driveway, enclosed south facing rear garden and timber shed.

Offers Over £360,000

SITUATION

Pendour Park is an established residential development located on the eastern fringes of the town and No.20 is situated within a small cul-de-sac. Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities, including a variety of shops, cafes, restaurants, public houses, professional services, dentist, and health centre.

There is a main line train station on the Penzance to London line and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively.

A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field. Lostwithiel lies just a few miles from the south coast and about a fifteen-minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Composite front entrance door opening into:-

Hallway

Radiator. Telephone point. Turning staircase rising to first floor. Built-in under stairs cupboard. Doors to kitchen and lounge/dining room. Door into:-

Cloakroom

Matching low level W.C and wash hand basin with tiled splashback. Obscure double glazed window to front elevation. Chrome electric heated towel rail. Tiled floor.

Open Plan Lounge/Dining Room

24' 6" x 13' 10" (7.48m x 4.21m) Two radiators. TV aerial and telephone points. Gas connection point. uPVC double glazed sliding patio door to rear garden. uPVC double glazed window to rear elevation.

Kitchen

10' 7" x 8' 9" (3.23m x 2.67m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in single electric oven with four ring gas hob above and extractor over. Under-unit lighting. Part tiled walls. Tiled floor. Telephone point. uPVC double glazed window to front elevation. Doorway to:-



Utility Room

8' 10" x 5' 10" (2.68m x 1.78m) Baxi gas fired combination boiler (Installed in 2023). Fitted worktop. Space and plumbing for washing machine. Space for additional under counter appliance. Space for fridge/freezer. Tiled floor. Half glazed door to side pathway.

FIRST FLOOR

Landing

Access to loft space. Built-in cupboard with small radiator, shelving, and double doors. Doors to all bedrooms and family bathroom.

Bedroom One

13' 4" x 9' 7" (4.07m x 2.91m) uPVC double glazed window to rear elevation with views over the town. Large built-in wardrobes. Radiator. TV aerial and telephone points. Door into:-

En-Suite Shower Room

5' 4" x 5' 4" (1.63m x 1.62m) Suite comprising:- Corner shower cubicle with Gainsborough shower unit, white low level W.C and corner wash hand basin. Fully tiled walls. Tiled floor. Chrome heated towel rail. uPVC double glazed window to side elevation.

Bedroom Two

15' 2" x 8' 9" (4.62m x 2.67m) uPVC double glazed window to rear elevation with views over the town. Radiator.

Bedroom Three

13' 11" x 8' 10" (4.23m x 2.68m) uPVC double glazed window to front elevation. Radiator.

Bedroom Four

10' 5" x 8' 8" (3.18m x 2.64m) uPVC double glazed window to front elevation. Radiator.



Family Bathroom

6' 4" x 6' 2" (1.93m x 1.88m) White suite comprising:- Panelled bath with mixer shower attachment, low level W.C and pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Shaver light and socket. Obscure uPVC double glazed window to front elevation.

OUTSIDE

To the front of the property is a brick paved driveway and a small low maintenance garden/flowerbed area beside (Note: Additional parking could easily be gained by widening the driveway, as there is an existing drop kerb). There are side pathways giving access to an enclosed south facing rear garden, featuring a raised decking area, patio, and flowerbeds. The rear garden also includes:-

Timber Shed

9' 11" x 5' 11" (3.01m x 1.80m) Personal door to side. Windows to front. Power connected.

Integral Garage

17' 8" x 8' 7" (5.39m x 2.61m) Metal up and over door to front. Light, power, and water connected.

ENERGY RATING

C (75).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

Heading in an easterly direction through Lostwithiel on the A390 towards Liskeard, turn left into Cott Road. Take the next right-hand turning into the estate and follow the road into Pendour Park. No.20 is located within the second cul-de-sac on the right.



LOUNGE



EN-SUITE SHOWER ROOM



DINING ROOM



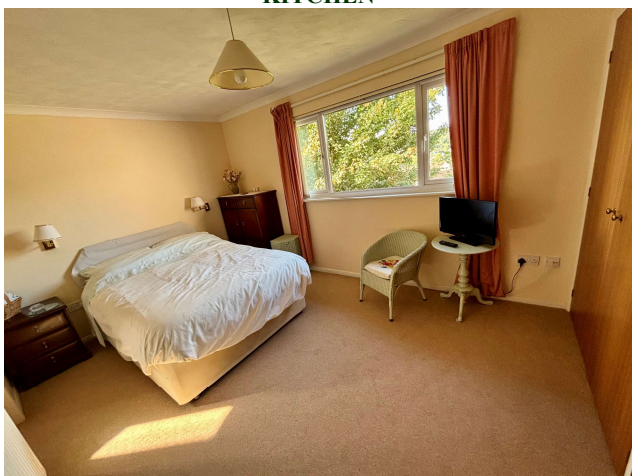
BEDROOM TWO



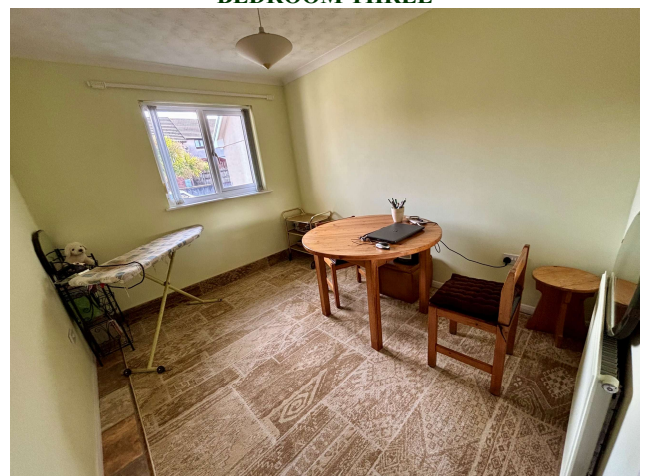
KITCHEN



BEDROOM THREE



BEDROOM ONE

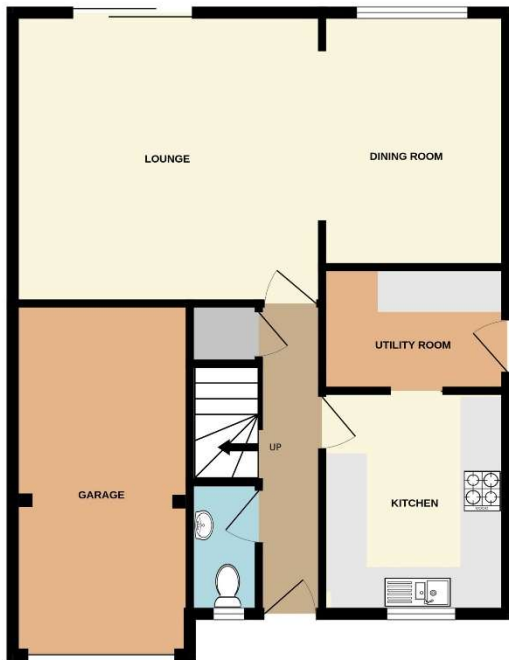


BEDROOM FOUR

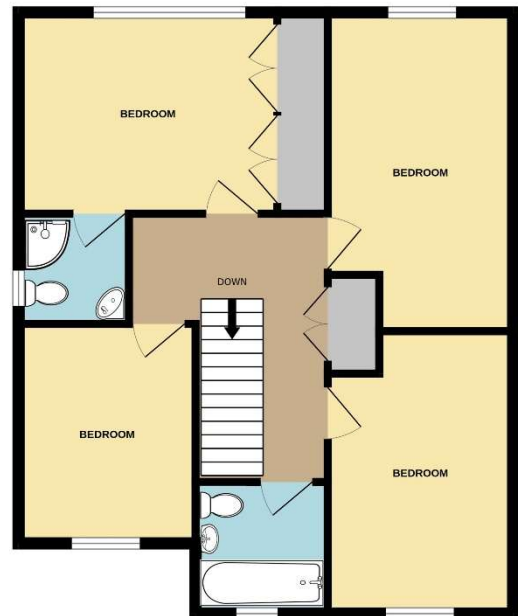


ENCLOSED SOUTH FACING REAR GARDEN

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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