

28 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ



A spacious four bedroom detached family size home with no ongoing chain, boasting a corner plot position within a popular 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, wood effect uPVC double glazing, gas fired central heating, integral garage, driveway, south facing corner plot garden and summerhouse.

Offers Over £350,000

SITUATION

Pendour Park is an established residential development located on the eastern fringes of the town. 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

uPVC double glazed front entrance door opening into:-

Hallway

Radiator. Master telephone socket. Turning staircase rising to first floor. Built-in under stairs cupboard. Alarm control panel. Doors to kitchen and lounge/dining room. Door into:-

Cloakroom

White low level W.C and wash hand basin with tiled splashback. Obscure uPVC double glazed window to front elevation. Tiled floor.

Open Plan Lounge/Dining Room

24' 7" x 13' 10" (7.49m x 4.21m) narrowing to 12' 3" (3.73m) Two radiators. TV aerial point. Faux fireplace. uPVC double glazed french doors opening to the rear garden. uPVC double glazed window to rear elevation.

Kitchen

10' 7" x 8' 8" (3.23m x 2.65m) 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. Part tiled walls. uPVC double glazed window to front elevation. Door to:-



Utility Room

8' 9" x 5' 10" (2.67m x 1.79m) Baxi gas fired combination boiler (Installed in 2022). Matching cupboards and fitted rolled edge worktop with inset stainless steel sink and drainer. Space and plumbing for washing machine and a slimline dishwasher. Part tiled walls, Tiled floor. Electric consumer unit. uPVC double glazed door to garden.

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' 6" x 9' 7" (4.11m x 2.93m) uPVC double glazed window to rear elevation with countryside views. Large built-in wardrobes with sliding mirrored doors. Radiator. Telephone point. Door into:-

En-Suite Shower Room

5' 3" x 5' 3" (1.61m x 1.61m) Suite comprising:- Single shower cubicle with Triton electric shower unit, white low level W.C and pedestal wash hand basin. Fully tiled walls and floor. Radiator. Extractor fan. Shaver light. Obscure uPVC double glazed window to side elevation.

Bedroom Two

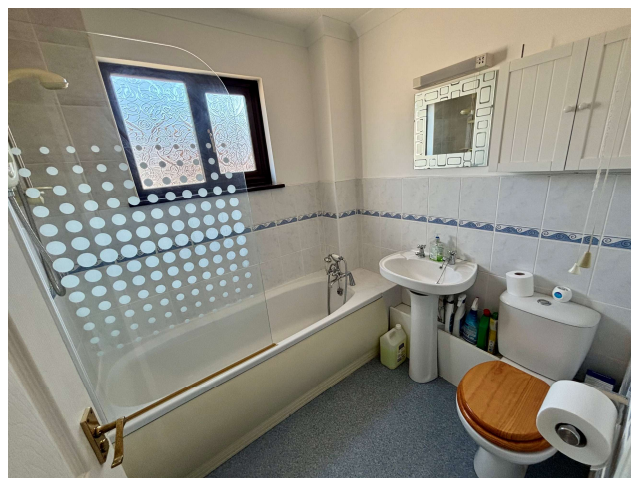
15' 2" x 8' 10" (4.63m x 2.68m) uPVC double glazed window to rear elevation with countryside views. Radiator.

Bedroom Three

13' 11" x 8' 10" (4.24m 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. Telephone point.



Family Bathroom

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

OUTSIDE

To the front of the property is a driveway and a small garden area laid with stone chippings. A pedestrian gate at the side of the property gives access to an enclosed wrap around garden, which is predominantly laid to lawn with two patios and a timber summerhouse.

Integral Garage

17' 10" x 8' 6" (5.43m x 2.60m) Electric remote operated up and over door to front. Light, power, and water connected.

ENERGY RATING

C (76).

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.28 is located on the corner of the second cul-de-sac on the right.



LOUNGE



EN-SUITE SHOWER ROOM



DINING ROOM



BEDROOM TWO



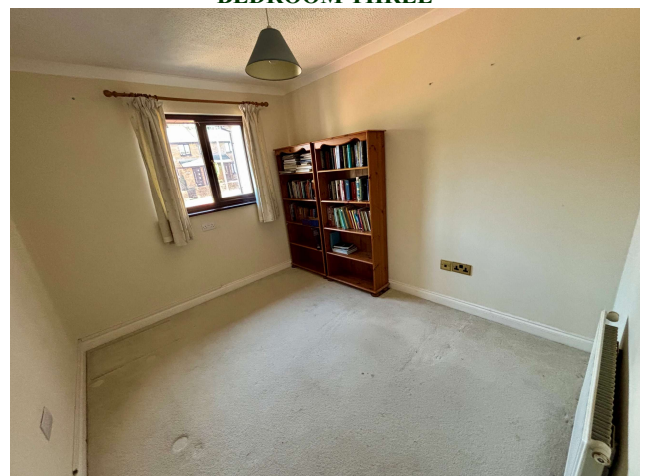
KITCHEN



BEDROOM THREE



BEDROOM ONE

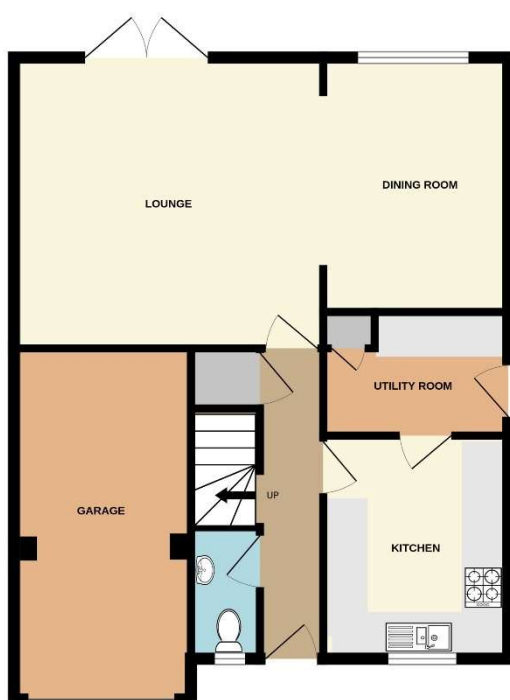


BEDROOM FOUR

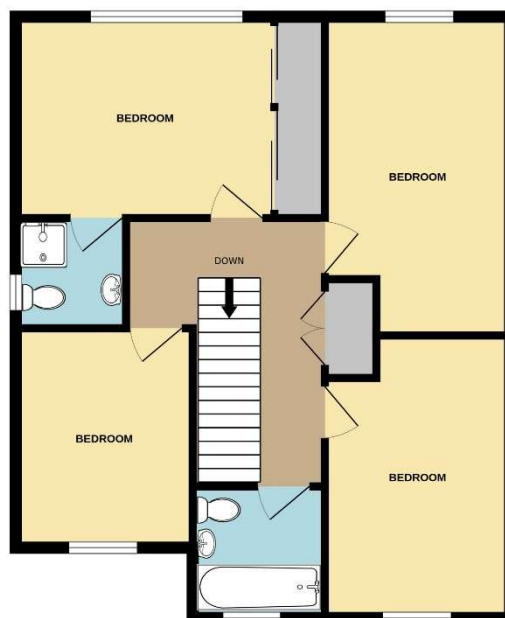


REAR ELEVATION AND GARDEN

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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