

15 CASTLE VIEW, LOSTWITHIEL, PL22 0EJ



A superbly appointed and recently extended three bedroom end terrace house, boasting a corner plot position in an established cul-de-sac development with stunning views over the town and towards Restormel Castle.

Accommodation Comprises:- Entrance hall, dining room, modern kitchen/breakfast room, lounge, cloakroom, landing, three bedrooms, bathroom, uPVC double glazing, gas fired central heating, allocated parking space, beautifully landscaped gardens featuring several lawns, timber shed, attractive stone paved patio and a large decking area.

£290,000

SITUATION

Castle View is an established development of houses constructed in the late 1970's on the eastern fringes of the town. Lostwithiel is steeped in history and renowned for its vibrant community, boasting a good range of amenities which includes a variety of shops, cafes, restaurants, public houses, professional services, dentist, and health centre.

Also, a main line train station 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.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Composite front entrance door into:-

Entrance Hall

Radiator. Telephone point. uPVC double glazed window to front elevation. Modern electric consumer unit. Stairs to first floor. Laminate floor. Door into:-

Dining Room

15' 7" x 11' 6" (4.77m x 3.51m) widening to 14' 7" (4.47m) uPVC double glazed window to front elevation. Radiator. Understairs cupboard. Doorway to lounge. Wide doorway to:-

Kitchen/Breakfast Room

14' 8" x 10' 2" (4.47m x 3.09m) Featuring a stylish modern range of wall, base, drawer units and worktops. Inset one and a half bowl sink and drainer unit with mixer tap. Space for a range cooker with large extractor hood over. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. Space for tumble dryer. Corner cupboard housing a modern 'Worcester' gas fired combination boiler. Under-unit lighting. Breakfast bar. Radiator. uPVC double glazed window to side elevation. uPVC double glazed stable door to rear decking area.



Lounge

13' 7" x 13' 6" (4.13m x 4.12m) Laminate floor. Radiator. Two uPVC double glazed Velux roof windows. uPVC double glazed window to side elevation. uPVC double glazed french doors opening to rear patio. Small lobby with built-in shelved cupboard, uPVC double glazed window to front elevation and door to:-

Cloakroom

5' 4" x 3' 2" (1.62m x 0.96m) White low level W.C and vanity wash hand basin. Laminate floor. Extractor fan. Obscure uPVC double glazed window to front elevation.

FIRST FLOOR

Landing

Access to a fully insulated and partially boarded loft space. uPVC double glazed window to front elevation. Built-in shelved cupboard. Doors to all bedrooms and bathroom.

Bedroom One

9' 8" x 9' 6" (2.95m x 2.91m) (Measured to front of wardrobes) uPVC double glazed window to front elevation. Radiator. Floor to ceiling wardrobes fitted along one wall.

Bedroom Two

10' 5" x 7' 9" (3.17m x 2.37m) uPVC double glazed window to side elevation with views towards Restormel Castle. Radiator.

Bedroom Three

7' 0" x 6' 6" (2.16m x 1.99m) uPVC double glazed window to rear elevation with views over the town and countryside beyond. Built-in wardrobe.

Bathroom

7' 9" x 5' 5" (2.35m x 1.66m) Modern white suite comprising:- Panelled bath with shower and side screen, low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Obscure uPVC double glazed window to side elevation. Extractor fan. Shaver socket.



OUTSIDE

The property boasts superb corner plot gardens, featuring an elevated lawn to the front aspect with a central pathway of stone chippings and a modern timber shed. Steps lead down to a further pathway and continues to the side of the property, giving access to the main lawn garden at the rear, which is completely on the level. Step up from the garden to an attractive stone paved patio area and a large composite decking area with glorious views. There is an allocated parking space nearby.

ENERGY RATING

C (75).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading east through Lostwithiel on the A390, go past the industrial estate and take the next left into Cott Road. Turn right into Barn Park and then turn left after approximately 200 metres. Follow the road around to the left into Castle View and No.15 is located on the lower side of the development at the end of the cul-de-sac and is accessed via the footpath.



DINING ROOM



BEDROOM TWO



KITCHEN/BREAKFAST ROOM



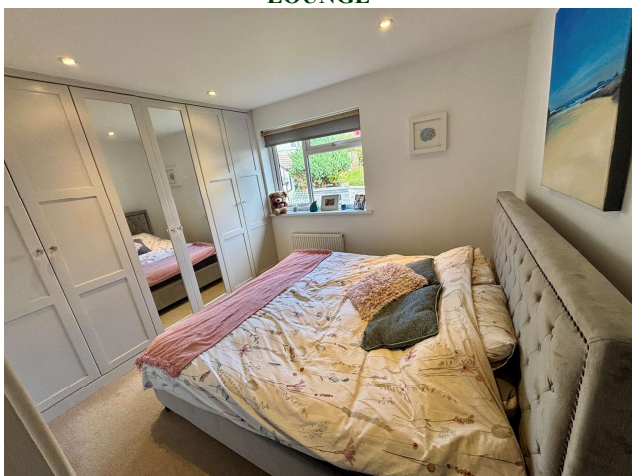
BEDROOM THREE



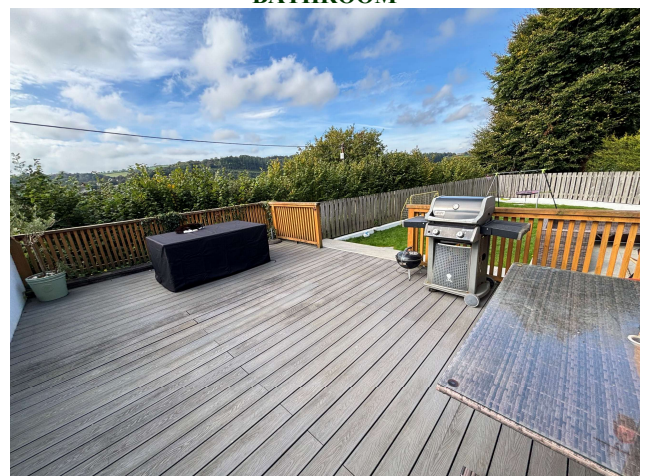
LOUNGE



BATHROOM



BEDROOM ONE



LARGE DECKING AREA WITH SUPERB VIEWS



REAR GARDEN AND PATIO

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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