

## **35 COFFEE LAKE, LOSTWITHIEL, PL22 0LT**



**A three bedroom detached family size home with no ongoing chain, situated within a popular residential development on the eastern fringes of the town.**

**Accommodation Comprises:- Hallway, cloakroom, open plan lounge/diner, kitchen, landing, three bedrooms, shower room, gas fired central heating, uPVC double glazing, garage, lawn front garden and an enclosed south facing rear garden.**

**£295,000**

## SITUATION

Coffee Lake Meadow is an established and popular development of detached family size homes on the eastern fringes of the town, but lies within a relatively short walk of the centre. Lostwithiel offers a variety of shops, 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 provide recreational/sporting facilities, located next to the King George V playing field.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Covered Entrance

Courtesy light. Front entrance door opening into:-

#### Hallway

Radiator. Built-in cloak cupboard enclosing a Baxi 600 gas fired combination boiler. Modern electric consumer unit. Stairs rising to first floor. Doors to lounge/diner and kitchen. Door into:-

#### Cloakroom

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

#### Lounge/Diner

24' 7" x 11' 1" (7.50m x 3.39m) Feature fireplace with inset coal effect gas fire. Two radiators. Two uPVC double glazed windows to front elevation.

#### Kitchen

9' 3" x 8' 8" (2.81m x 2.64m) 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. Separate five burner gas hob with stainless steel extractor over. Part tiled walls. Tiled floor. Space and plumbing for washing machine and slimline dishwasher. Space for under-counter fridge. Extractor fan. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to outside.

### FIRST FLOOR

#### Landing

uPVC double glazed window to rear elevation. Built-in shelved cupboard. Doors to all bedrooms and shower room.

#### Bedroom One

11' 8" measured to front of wardrobes x 11' 0" (3.56m x 3.35m) uPVC double glazed window to front elevation. Radiator. Range of built-in floor to ceiling wardrobes with sliding doors.

#### Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m) uPVC double glazed window to front elevation. Radiator. Access to loft space.

#### Bedroom Three

8' 9" x 8' 6" (2.66m x 2.59m) uPVC double glazed window to side elevation. Radiator.

#### Shower Room

8' 7" x 5' 6" (2.61m x 1.67m) Suite comprising:- Corner shower cubicle, white low level W.C and pedestal wash hand basin. Radiator. Shaver light and socket. Obscure uPVC double glazed window to side elevation.

### OUTSIDE

To the front of the property is a level lawn garden with a wide border of slate chippings and pathways leading to the front and side of the house. A pedestrian gate gives access to an enclosed south facing garden, featuring a covered seating area laid to paving and adjoining patio areas. The garden also includes an outside tap and a pedestrian gate on the rear boundary, providing access to:-



#### Garage

17' 4" x 8' 4" (5.28m x 2.54m) Up and over door to front. Personal door to side. Light and power connected. There is room to park one car side on to the garage.

### ENERGY RATING

C (70).

### COUNCIL TAX

Cornwall Council. Tax Band 'D'.

### DIRECTIONS

Coming into Lostwithiel on the A390 from the west, go through the traffic lights and stay on this road for approximately quarter of a mile. Turn right into Cott Road (signposted for Lerryn) and at the crossroads go straight across into Lanwithan Road. Take the second right-hand turning into Coffee Lake Meadow and follow the road down until the property is identified on the left-hand side.





**LOUNGE AREA**



**BEDROOM TWO**



**DINING AREA**



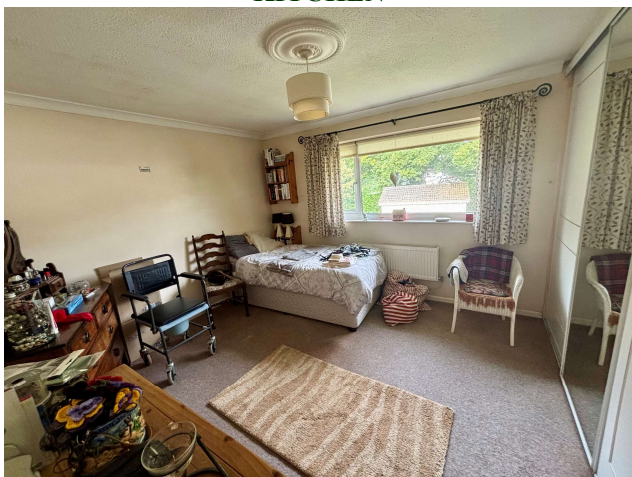
**BEDROOM THREE**



**KITCHEN**



**SHOWER ROOM**



**BEDROOM ONE**



**REAR GARDEN**



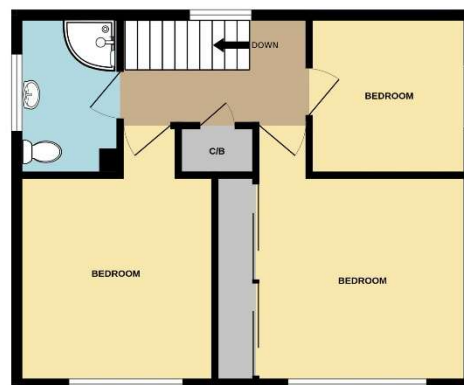


**FRONT AND REAR GARDEN**

**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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