

9 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ



A beautifully refurbished two bedroom end terrace house, situated within a popular cul-de-sac development on the eastern fringes of the town.

Accommodation Comprises:- Conservatory, open plan lounge/diner, kitchen, rear lobby, cloakroom, rear porch, landing, two double bedrooms, bathroom, wood effect uPVC double glazing, gas central heating, driveway parking for two cars, garden and an enclosed rear courtyard.

£245,000

SITUATION

Pendour Park is an established residential development located on the eastern fringes of the town. Lostwithiel enjoys 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 and a choice of two Primary schools. A purpose-built community centre provides recreational and sporting facilities, located next to the 'King George V playing field'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Conservatory

10' 1" x 9' 7" (3.08m x 2.93m) Dwarf wall with uPVC double glazed window surround and a sloping polycarbonate roof. Door into:-



Open Plan Lounge/Diner

19' 7" x 14' 4" (5.98m x 4.36m) (L-shape maximum) Two uPVC double glazed windows to front elevation. Two radiators. Telephone point. Under stairs cupboard housing a Baxi gas fired combination boiler. Stairs to first floor. Door to rear lobby. Wide opening to:-

Kitchen

9' 5" x 7' 6" (2.88m x 2.28m) Modern and stylish range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in electric oven and grill. Separate inset four ring electric hob with extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. uPVC double glazed window to rear elevation.

Rear Lobby

6' 7" x 2' 9" (2m x 0.83m) Recess with space for a tumbler dryer and additional appliance below. Obscure uPVC double glazed door to rear porch. Door to:-

Cloakroom

6' 2" x 2' 7" (1.87m x 0.79m) White low level macerator W.C and vanity wash hand basin with tiled splashback. Extractor fan. Electric meter and consumer unit.

Rear Porch

8' 0" x 5' 6" (2.44m x 1.68m) uPVC double glazed sliding patio doors to outside. Sloping polycarbonate roof.

FIRST FLOOR

Landing

uPVC double glazed window to rear elevation at half landing level. Radiator. Built-in cupboard. Doors to bedrooms and bathroom.

Bedroom One

11' 1" x 9' 9" (3.39m x 2.97m) uPVC double glazed window to front elevation with superb views. Radiator.

Bedroom Two

11' 1" x 9' 5" (3.39m x 2.88m) uPVC double glazed window to front elevation with superb views. Radiator. Access to loft space.

Bathroom

6' 6" x 6' 2" (1.97m x 1.87m) White suite comprising:- Panelled bath with mixer shower attachment, low level W.C and vanity wash hand basin. Recess with separate shower cubicle and tiled surround. Part tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan. Two obscure uPVC double glazed windows to rear elevation.



OUTSIDE

To the front of the property is an attractive garden laid to lawn and decking. There is driveway parking for two cars to the side of the property and a small enclosed courtyard to the rear with gated access.

ENERGY RATING

D(66)

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading east 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 until No.9 is identified on the left-hand side.



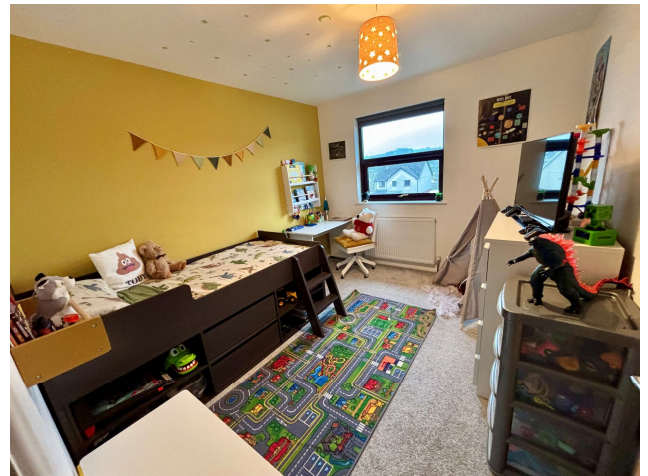
LOUNGE



BEDROOM ONE



DINING AREA



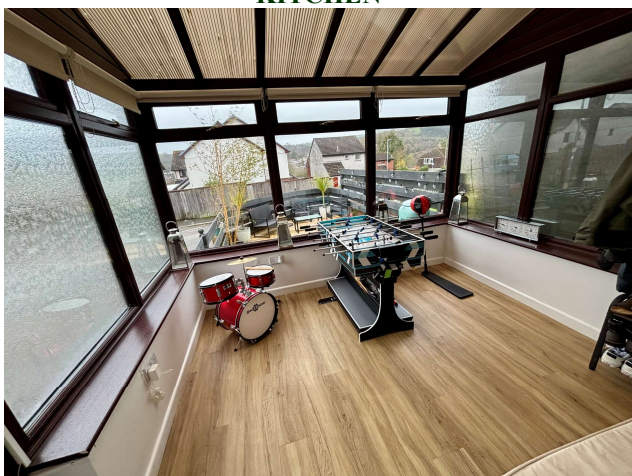
BEDROOM TWO



KITCHEN



BATHROOM



CONSERVATORY



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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