

## **3 THE BRAMBLES, LOSTWITHIEL, PL22 0JU**



**A modern and superbly presented four bedroom mid-terrace house with accommodation arranged over three floors, set within a small cul-de-sac development on the upper fringes of the town with superb views over Lostwithiel towards the River Fowey.**

**Accommodation Comprises:- Entrance hall, four bedrooms (master with en-suite shower room), family bathroom, Inner hall, utility room, cloakroom, open plan lounge/kitchen/diner, gas fired central heating, double glazing, rear patio garden and garage.**

### **£350,000**

## SITUATION

Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town boasts a variety of independent 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 provides recreational/sporting facilities, located next to the King George V playing field.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Storm canopy with courtesy light. Double glazed front entrance opening door into:-

#### Entrance Hall

Built-in cloak cupboard housing a Worcester Greenstar 34 CDI gas fired combi boiler, electric consumer unit and shelving. Telephone point. Radiator. Doors to three bedrooms and family bathroom. Stairs down to lower ground floor and stairs rising to first floor.

#### Bedroom Two

12' 2" x 8' 8" (3.70m x 2.65m) uPVC double glazed window to rear elevation with views towards the River Fowey. Radiator. TV aerial point.

#### Bedroom Three

10' 0" x 8' 8" (3.06m x 2.65m) uPVC double glazed window to front elevation. Radiator.

#### Bedroom Four

8' 6" x 6' 5" (2.60m x 1.95m) uPVC double glazed window to rear elevation with views towards the River Fowey. Radiator.

#### Family Bathroom

8' 8" x 6' 3" (2.65m x 1.90m) White suite comprising:- Panelled bath with mixer shower, low level W.C and pedestal wash hand basin. Part tiled walls. Extractor fan. Shaver light and socket. Heated towel rail.

### FIRST FLOOR

#### Landing

Deep built-in cupboard with access to eaves. Door into:-



#### Bedroom One

11' 11" x 10' 10" (3.62m x 3.29m) Radiator. Two double glazed Velux roof windows to rear elevation with views over the town and towards the River Fowey. TV aerial and telephone points. Access to loft space. Built-in wardrobe. Door into:-

#### En-Suite Shower Room

5' 10" x 4' 11" (1.78m x 1.50m) Large shower enclosure with Mira Sport shower unit and tiled surround. White low level W.C and pedestal wash hand basin. Part tiled walls. Extractor fan. Shaver light and socket. Heated towel rail.

### LOWER GROUND FLOOR

#### Inner Hall

Built-in under stairs cupboard. Radiator. Multi-pane doors opening to lounge and kitchen/diner. Door into:-

#### Utility Room

6' 11" x 4' 0" (2.10m x 1.22m) Rolled edge worktop with space for washing machine and further appliance below. Radiator. Extractor fan. Fluorescent light. Part tiled walls. Door to:-

#### Cloakroom

White low level W.C and wash hand basin with tiled splashback. Extractor fan.

#### Open Plan Lounge/Kitchen/Diner

##### Lounge

15' 2" x 12' 2" (4.63m x 3.71m) Feature fireplace with inset living flame gas fire. TV aerial and telephone points. Radiator. uPVC double glazed window to rear elevation. uPVC double glazed french doors opening to rear patio garden. Wide opening into:-

##### Kitchen/Diner

16' 7" x 8' 9" (5.05m x 2.66m) Comprehensive range of modern 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 stainless steel extractor over. Space for fridge/freezer. Part tiled walls. Under-unit lighting. Radiator.

### OUTSIDE

The property has a small low maintenance frontage laid with chippings and a paved pathway leading to the front door. To the rear is an enclosed paved patio garden which is partially laid to astro turf and includes a weatherproof socket. A wooden gate and steps lead down to a small timber shed and a further pedestrian gate provides access to:-

#### Garage

15' 4" x 8' 11" (4.67m x 2.72m) Roller door to front. Concrete base. Light and power connected.

### ENERGY RATING

C(74).

### COUNCIL TAX

Cornwall Council. Tax Band 'D'.

### DIRECTIONS

Entering Lostwithiel from a westerly direction on the A390, take the second left hand turning into Bodmin Hill. Continue up the hill until 'The Brambles' is located on the left-hand side, just after the school. Head into the cul-de-sac and No.3 is located on the left-hand side.



**LOUNGE**



**BEDROOM THREE**



**DINING AREA**



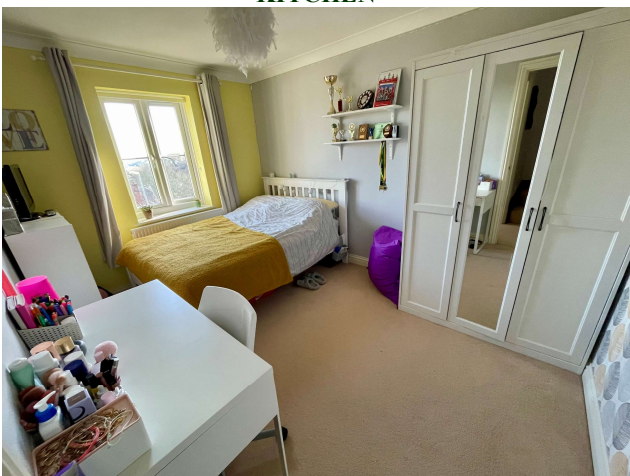
**BEDROOM FOUR**



**KITCHEN**



**FAMILY BATHROOM**



**BEDROOM TWO**



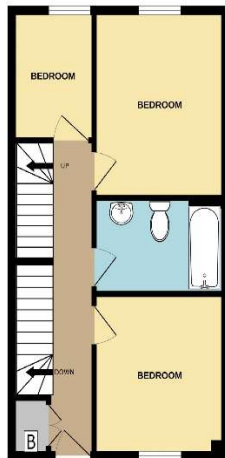
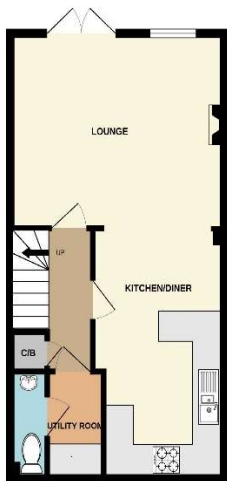
**FRONT ELEVATION**



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Members of the NAEA



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