

## **9 ST GEORGES PARK, LOSTWITHIEL, PL22 0AT**



**An older style three bedroom semi-detached house situated on the upper fringes of the town with superb views over Lostwithiel and the River Fowey.**

**Accommodation Comprises:- Entrance hall, lounge, dining room, kitchen, landing, three bedrooms, shower room, uPVC double glazing, gas fired central heating, parking for two cars and a large rear garden.**

**£225,000**

## 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 and sporting facilities, located next to the King George V playing field.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Obscure uPVC double glazed front entrance door opening into:-

#### Entrance Hall

Turning staircase to first floor. Radiator. Box enclosing electricity meter and consumer unit. Under stairs cupboard. Multi-pane door to:-

#### Lounge

12' 0" x 10' 10" (3.65m x 3.31m) (Maximum) uPVC double glazed window to rear elevation. Radiator. Fireplace with inset coal effect gas fire. Shelved alcove cupboard. Telephone point. Sliding door to kitchen. Multi-pane double doors opening into:-

#### Dining Room

12' 8" x 8' 11" (3.85m x 2.71m) uPVC double glazed window to front elevation. Radiator.

#### Kitchen

8' 8" x 6' 7" (2.63m x 2m) Modern range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Electric panel heater. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to rear garden.

### FIRST FLOOR

#### Landing

Access to loft space. Doors to bedrooms and shower room.

#### Bedroom One

11' 1" x 10' 3" (3.37m x 3.12m) uPVC double glazed window to front elevation with views towards the River Fowey. Radiator.

#### Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m) uPVC double glazed window to rear elevation. Radiator. Built-in airing cupboard enclosing an Ideal HE24 gas fired combination boiler and shelving.

#### Bedroom Three

7' 10" x 7' 5" (2.40m x 2.25m) uPVC double glazed window to front elevation with views towards the River Fowey. Radiator.

#### Shower Room

5' 4" x 5' 0" (1.62m x 1.53m) Single corner shower cubicle with mains fed shower. White low level W.C and pedestal wash hand basin. Part tiled walls. Electric wall mounted fan heater. Obscure uPVC double glazed window to rear elevation.



REAR ELEVATION

### OUTSIDE

To the front of the property is a concrete parking area for two cars and a small raised terrace with railings. To the side of the property is a shared pathway leading to a small rear courtyard and steps up to a large rear garden, which is predominantly laid to lawn and a hard-standing at the top end with a corrugated shed.

### ENERGY RATING

D(58).

### COUNCIL TAX

Cornwall Council. Tax Band 'B'.

### DIRECTIONS

Entering Lostwithiel from the west on the A390, take the left-hand turning at the traffic lights onto Bodmin Hill. Continue up the hill passing the Primary School on the left and the turning for St Georges Park is located shortly after on the right-hand side. Proceed until the property is located on the left-hand side.





**LOUNGE**



**BEDROOM TWO**



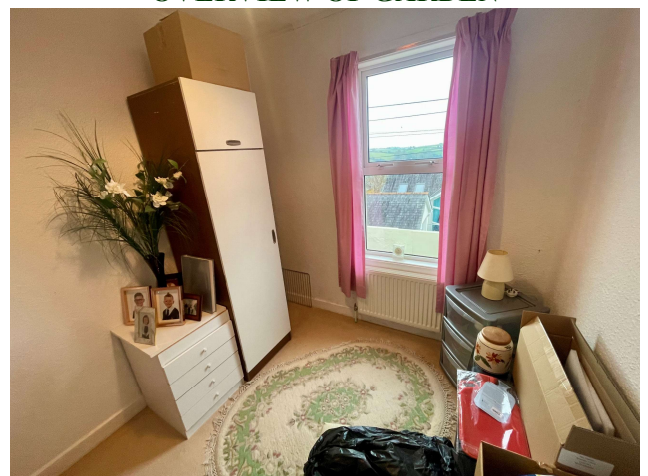
**DINING ROOM**



**OVERVIEW OF GARDEN**



**KITCHEN**



**BEDROOM THREE**



**BEDROOM ONE**



**SHOWER ROOM**

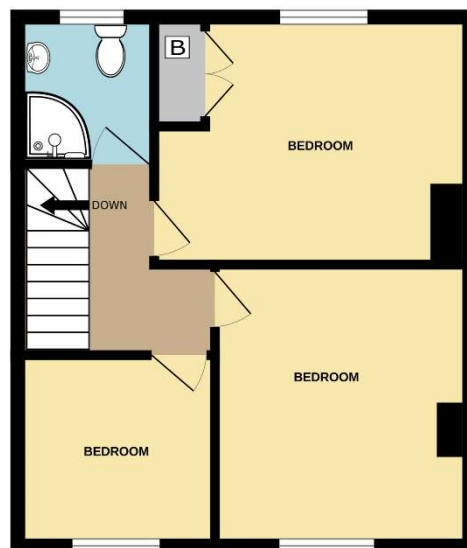
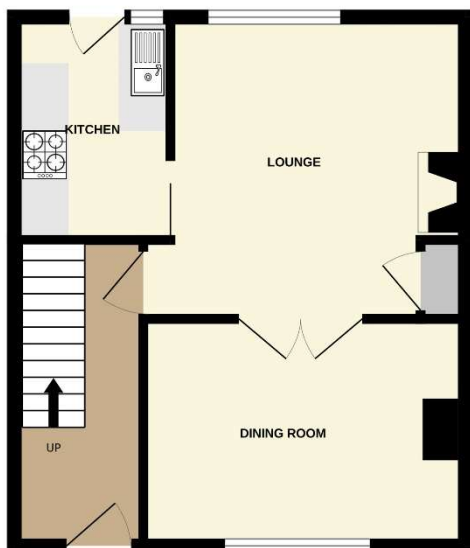




**REAR GARDEN**

**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)**

**Members of the NAEA**



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