

3 CHURCH LANE



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Lostwithiel, PL22 0DA

Price: £195,950



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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A unique opportunity to own a charming two-bedroom terraced cottage in the heart of Lostwithiel, brimming with character.

This delightful home features a welcoming vestibule that leads into an open-plan living and dining area with a lovely feature fireplace. The traditional galley kitchen is fully fitted and includes an open-shelved pantry, along with a door leading to the rear of the property.

Upstairs, a spacious landing illuminated by a skylight provides access to two generously sized and bright bedrooms, as well as the family bathroom.

To the rear of the property, you'll find a cosy, private enclosed courtyard. The town centre is a one minute, level walk away. A truly fabulous location.

The cottage is connected to all main utilities, including gas central heating.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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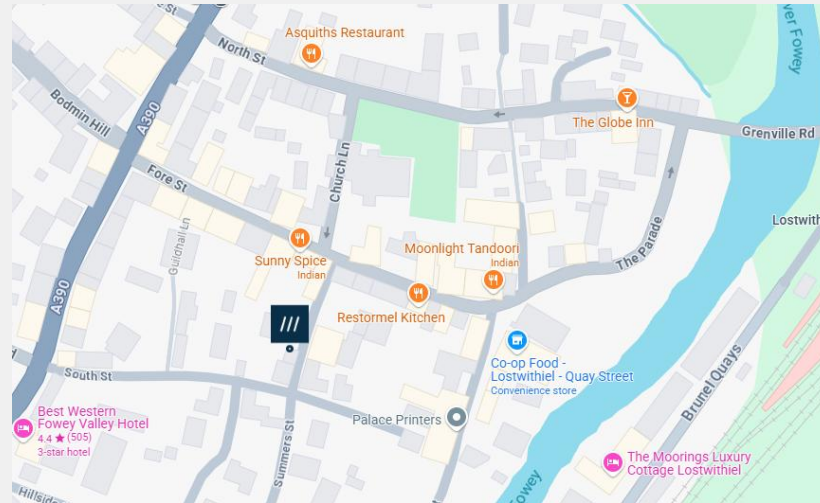
Price: £195,950



KEY FEATURES

Charming Terraced Cottage
Located In The Heart Of Lostwithiel
Brimming With Character
Open-Plan Living & Dining Area
Traditional Galley Kitchen
Two Spacious Bedrooms
Family Bathroom
Private Enclosed Courtyard
A One-Minute, Level Walk To Town Centre
Gas Central Heating

Local Authority – Cornwall Council
Council Band - B
Tenure - Freehold



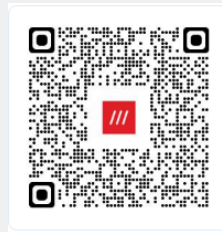
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SERVICES

HEATING – MAINS GAS

WATER – METER

SEWERAGE - MAINS



SCHOOLS

- Lostwithiel School State School
Ofsted: Good 0.3 miles
- St Winnow CofE School State School
Ofsted: Good 0.8 miles
- Lanlivery Primary Academy State
School Ofsted: Good 1.6 miles

TRANSPORT LINKS

- Lostwithiel Station 0.2 miles
- Short drive to join the A30
- Bus stop 1 minute walk

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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