

3 THE OLD COACHWORKS



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Lostwithiel, PL22 0EP

Guide Price: £180,000



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46-48 Fore Street, Bodmin,
PL31 2HL
01208 741782


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

3 THE OLD COACHWORKS



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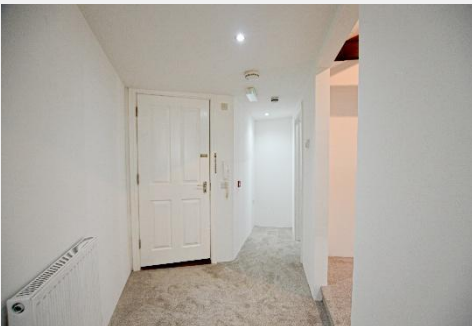
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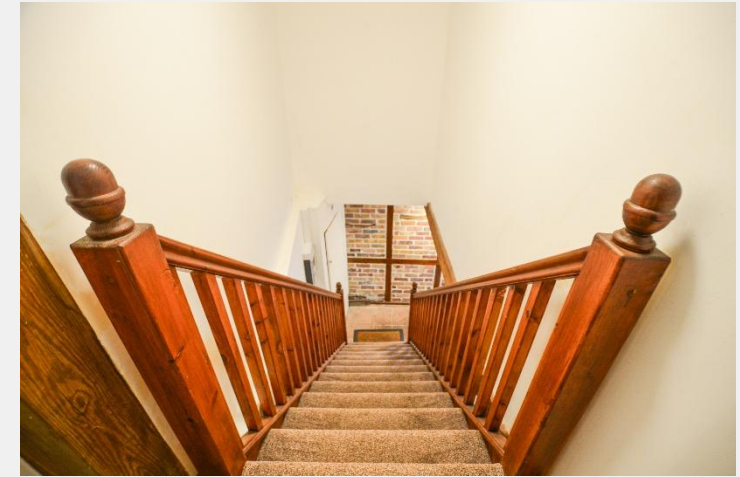


Tucked away along Grenville Road, this beautifully presented one-bedroom flat at The Coach Works perfectly blends modern comfort with period charm.

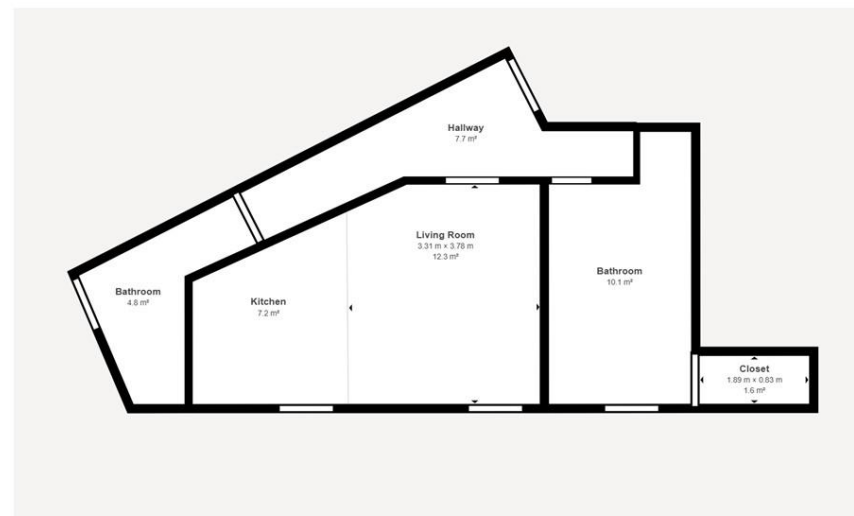
As you step inside, you're greeted by a light and welcoming entrance. To the left sits the stylish bedroom, while further along you'll find a spacious open-plan kitchen and living area — ideal for relaxing or entertaining. The modern bathroom, finished in a bright and contemporary style, completes the accommodation.

Throughout the property, stunning original beams add warmth and character, creating a lovely contrast with the modern interiors. Outside, a private courtyard space offers the perfect spot for storage, a morning coffee, or an evening glass of wine.

This is a delightful home in the heart of Lostwithiel — ideal for first-time buyers, investors, or anyone seeking a charming Cornish retreat.



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KEY FEATURES

NO ONWARD CHAIN

A Select Development Only 5 Apartments

Short Level Walk To Town Centre

One Bedroom Flat

Bathroom

Kitchen / Living room

Fantastic Location

Enclosed Outside space

Gas Central Heating

Fully Double Glazed

Council Tax Band: A

Tenure: Leasehold - Length of lease -
999 years from Feb 2008

Service charge - £97.85 per month

Ground Rent - £150.00 per annum



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SERVICES

Heating - Gas Central Heating

Water - Mains

Sewerage - Mains

SCHOOLS

Lostwithiel School 1 Mile

Red Moor School 2.9 Miles

Lanlivery Primary Academy 2.9 Miles

TRANSPORT LINKS

Lostwithiel Railway Station 2-minute walk

Short drive to join the A30

Bus stop 1 minute walk

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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