

2 THE OLD COACHWORKS



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Lostwithiel, PL22 0EP

Guide Price: £215,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

2 THE OLD COACHWORKS



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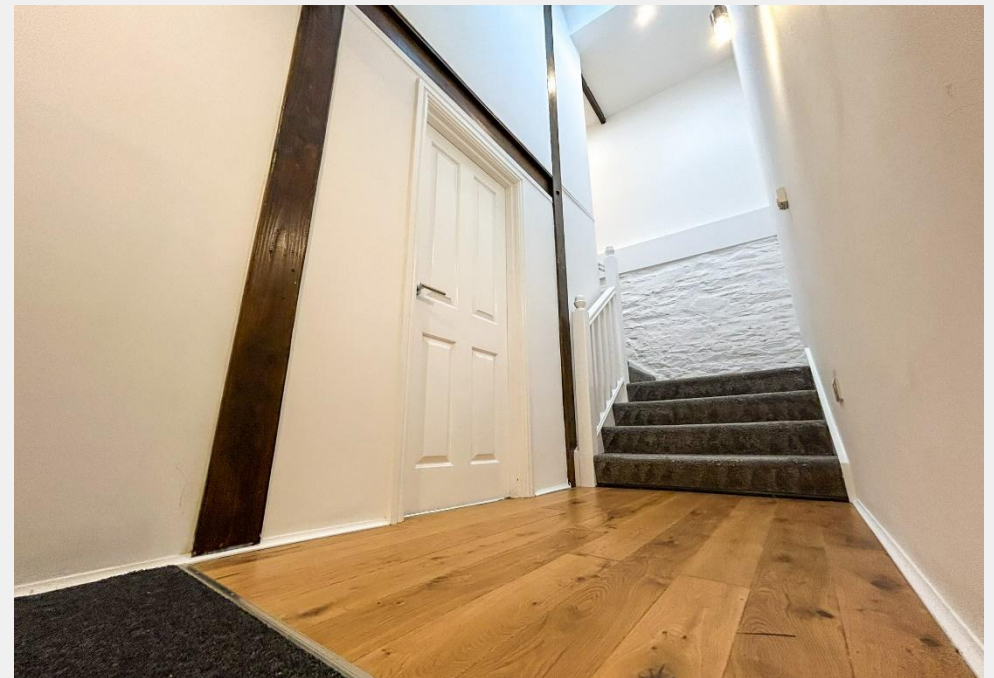
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Conveniently located just a short, level walk from the town centre yet tucked away in a peaceful setting, this converted character property offers accommodation spread across two floors, brimming with charm.

The property is accessed through a communal entrance, where stairs lead to the first floor and the private front door.

Upon entry, the entrance hall provides access to the kitchen/diner and stairs ascending to the upper floor.

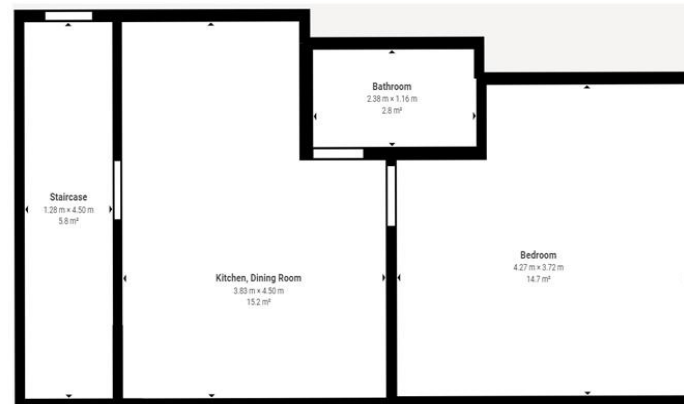
The kitchen/diner is well-proportioned and features a range of wall and base units for ample storage, complemented by generous work surfaces. Integrated appliances include a fridge freezer, an electric oven with a four-ring hob, and a stainless-steel sink. A door from the kitchen leads to the shower room, complete with a shower cubicle, wash hand basin, heated towel rail, and WC. Another door opens to a spacious double bedroom, brightened by double windows and equipped with a built-in wardrobe for additional storage.

Stairs ascend to the sitting room, which can also serve as a second bedroom. This inviting space features exposed wooden beams, adding a touch of character, along with eaves storage and an additional storage cupboard. Natural light floods the room through a Velux window, a side window, and a glass-panelled door, which leads to a private roof terrace.

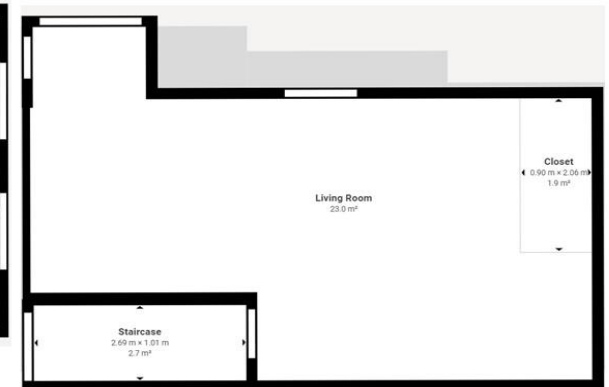
The roof terrace offers a unique view over the rooftops and level crossing. It is a sunny, enclosed space—ideal for enjoying peaceful moments of relaxation in the sun



GROUND FLOOR



FIRST FLOOR



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KEY FEATURES

NO ONWARD CHAIN

A Select Development Only 5 Apartments

Short Level Walk To Town Centre

One/Two Bedroom Flat

Bathroom

Kitchen / Dining Area

Kitchen Integrated Appliances

Fantastic Location

Enclosed Roof Terrace

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



what3words ///clattered.sector.tricycle



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	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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