

## 5 CLIFDEN TERRACE, LOSTWITHIEL, PL22 0AW



**A substantial five bedroom Edwardian town house with no ongoing chain, boasting a superb elevated position with glorious views over the town and surrounding countryside.**

**Accommodation Comprises:- Entrance lobby, hallway, lounge/diner, kitchen/breakfast room, landing, four first floor bedrooms, family bathroom, master bedroom with en-suite shower room, double glazing, gas fired central heating, utility room, covered drying/storage area, rear courtyard, off-road parking for two cars, patio and garden to the front.**

**£435,000**

## SITUATION

The property occupies a mid-terrace position in a terrace of nine Edwardian homes and is conveniently situated within a relatively short walk of the town centre. 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, cafes, restaurants, public houses, professional services, dentist and health centre. There is a main line train station, a choice of two primary schools and a pre-school. Secondary level schooling is catered for at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre provides recreational and sporting facilities, next to the King George V playing field and the River Fowey.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Front Entrance

Part glazed front entrance door opening into:-

#### Entrance Lobby

Tiled floor. Part glazed door into:-

#### Hallway

Mosaic tiled floor. Radiator. Built-in under stairs cupboard. Stairs to first floor. Doors to lounge/diner and kitchen/breakfast room.

#### Lounge/Diner

25' 11" x 13' 11" (7.90m x 4.23m) (Maximum) A spacious dual aspect room with uPVC double glazed sash window to rear elevation and uPVC double glazed bay window to front elevation. Wood strip flooring. Two radiators. Master telephone socket. Picture rail.

#### Kitchen/Breakfast Room

16' 4" x 11' 5" (4.98m x 3.48m) (Plus door recess) Comprehensive range of shaker style wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in electric double oven. Separate five burner gas hob with extractor over. Integrated dishwasher. Space for fridge/freezer. Under-unit lighting. Radiator. Tiled floor. uPVC double glazed windows to side and rear elevation. Obscure uPVC double glazed door to rear courtyard. Overhead box containing the electricity meter and consumer unit. Telephone point.

### FIRST FLOOR

#### Landing

Built-in airing cupboard with electric tubular heater and shelving. Glazed loft hatch. Secondary electric consumer unit. Radiator. Built-in under stairs cupboard. Turning staircase to second floor. Doors to four bedrooms and family bathroom.

#### Bedroom Two

16' 7" measured into bay x 10' 7" (5.06m x 3.23m) uPVC double glazed bay window to front elevation with stunning views. Radiator. Telephone point.

#### Bedroom Three

12' 2" x 11' 9" (3.72m x 3.59m) uPVC double glazed sash window to rear elevation. Radiator.

#### Bedroom Four

11' 5" x 10' 0" (3.48m x 3.05m) (Plus door recess) uPVC double glazed windows to side and rear elevation. Radiator.

#### Bedroom Five

10' 3" x 7' 7" (3.13m x 2.30m) uPVC double glazed sash window to front elevation with stunning views. Radiator.



#### Family Bathroom

5' 10" x 5' 1" (1.78m x 1.55m) Modern white suite comprising:- Curved panelled bath with shower over, low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. uPVC double glazed window to side elevation.

### SECOND FLOOR

#### Small Landing

Access to loft space (Boarded, insulated, light connected, double glazed Velux roof window and a gas fired combination boiler). Door into:-

#### Bedroom One

18' 5" x 12' 4" (5.61m x 3.76m) (L-shape maximums) Converted in 2011. Two double glazed Velux roof windows to front elevation with stunning views. Radiator. Access to eaves. Walk-in dressing area with door into:-

#### En-Suite Shower Room

7' 0" x 5' 2" (2.14m x 1.58m) Corner shower cubicle. White low level W.C and pedestal wash hand basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Shaver socket. Double glazed Velux roof window to rear elevation.

### OUTSIDE

To the front of the property is a shared pathway leading to the front garden and a raised patio area with superb views over the town. To the rear is an enclosed courtyard and a covered drying/storage area with brick paving, double glazed Velux roof window and an outside tap. There is a door to access the utility room and steps lead up to a tarmac parking area with space for two cars.

#### Utility Room

8' 3" x 7' 0" (2.51m x 2.13m) Space and plumbing for washing machine. Extractor fan. Ceramic sink with tiled splashback. Light and power connected.

### ENERGY RATING

C (70).

### COUNCIL TAX

Cornwall Council. Tax Band 'D'.

### DIRECTIONS

Heading into Lostwithiel from the west on the A390, go through the traffic lights and take the second left turning onto Duke Street. Continue to the top of Duke Street and Clifden Terrace is located on the right-hand side with access to the rear of the property from Terras Hill.



**LOUNGE/DINER**



**VIEW FROM SECOND FLOOR**



**KITCHEN**



**BEDROOM TWO**



**BREAKFAST ROOM**



**BEDROOM THREE**



**BEDROOM ONE**



**BEDROOM FOUR**



**FRONT GARDEN AND REAR PARKING AREA**

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**



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