

48 UZELLA PARK, LOSTWITHIEL, PL22 0BB



A well presented two bedroom mid-terrace bungalow with no ongoing chain, boasting an elevated position within a popular cul-de-sac development just a short walk from the town centre.

Accommodation Comprises:- Entrance porch, lounge/diner, modern kitchen, Inner hall, two bedrooms, bathroom, uPVC double glazing, gas fired central heating, small front garden, enclosed terraced rear garden, summerhouse and two allocated parking spaces.

£225,000

SITUATION

The property occupies an elevated position on the western side of Lostwithiel and within a reasonable walk of the town centre. Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, two primary schools, dentist, and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a fifteen minute drive from the world renowned 'Eden Project'.

ACCOMMODATION (All sizes approximate):-

Entrance

uPVC double glazed front entrance door opening into:-

Entrance Porch

uPVC double glazed window to side elevation with countryside views. Electric tubular heater. Multi-pane door into:-

Lounge/Diner

13' 10" x 13' 0" (4.22m x 3.95m) uPVC double glazed window to front elevation. Radiator. Telephone point. Door to Inner hall. Door to:-

Kitchen

10' 10" x 8' 7" (3.31m x 2.61m) Modern range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer. Built-in Whirlpool single electric oven with inset four ring hob above and extractor over. Part tiled walls. Space and plumbing for washing machine. Space for additional under-counter appliance. Space for fridge/freezer. Radiator. uPVC double glazed window to rear elevation. uPVC double glazed door to rear garden.

Inner Hall

Access to loft space. Built-in airing cupboard housing a Baxi 600 gas fired combination boiler (Installed January 2026) and shelving. Doors to bedrooms and bathroom.

Bedroom One

12' 11" x 8' 2" (3.93m x 2.48m) uPVC double glazed window to front elevation. Radiator. Electric consumer unit.

Bedroom Two

10' 3" x 8' 2" (3.13m x 2.49m) (Maximum) uPVC double glazed window to rear elevation. Radiator. Laminate floor.

Bathroom

7' 0" x 4' 11" (2.14m x 1.50m) White suite comprising:- Panelled bath with mixer shower over, low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

The property is accessed via steps, leading up to the front entrance pathway with lawn either side. To the rear is an enclosed terraced garden on three levels, laid to lawn, decking and chippings. On the top level is a timber summerhouse/shed. There are two allocated parking spaces in the residents parking area to the front of the property.

ENERGY RATING

C (74).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Approaching Lostwithiel from the west on the A390, continue down the hill into the town and take the first left into Tanhouse Road. Proceed until Uzella Park is identified on the right and No.48 is located at the very top of the cul-de-sac on the right-hand side.



LOUNGE/DINER



BATHROOM



MODERN KITCHEN



PARKING AND FRONT ELEVATION



BEDROOM ONE



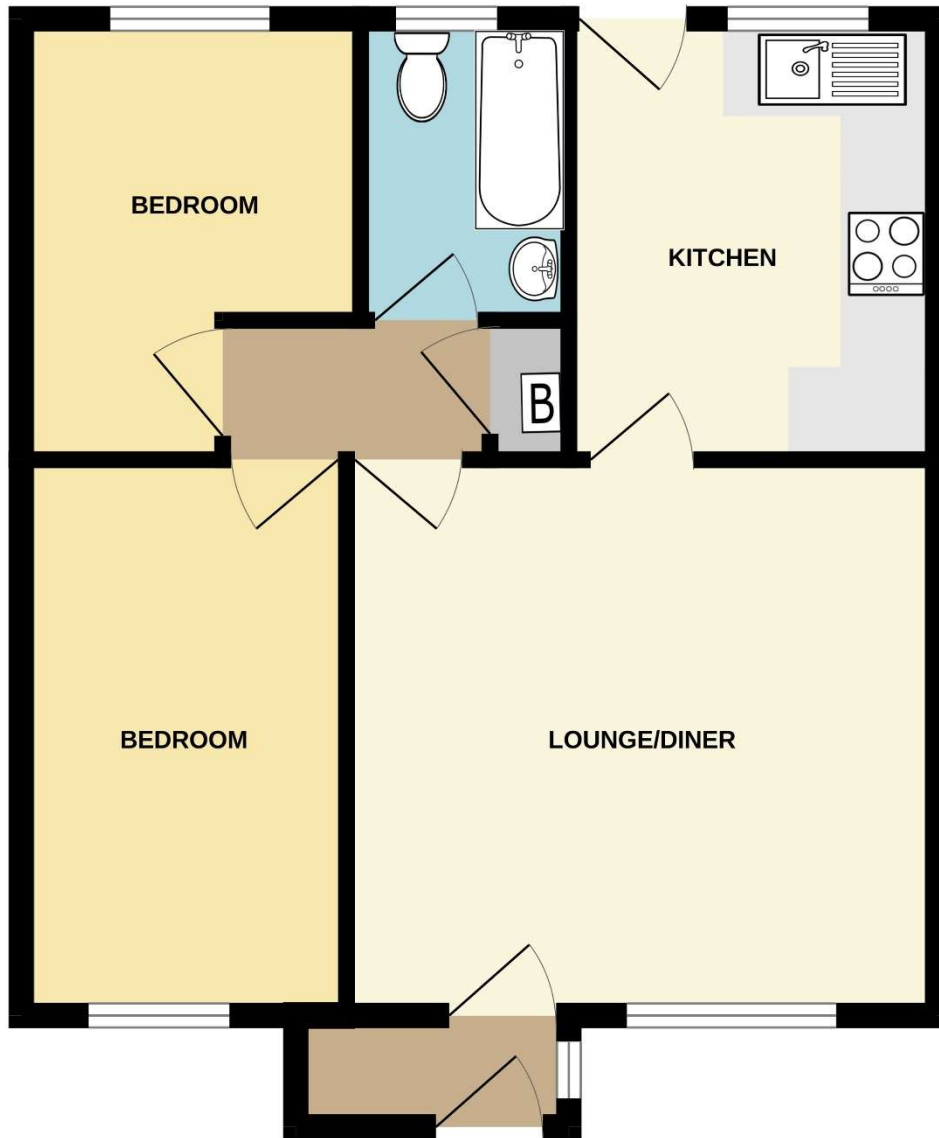
FRONT GARDEN



BEDROOM TWO



REAR ELEVATION



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



St Austell

18 Duke St, St Austell
 PL25 5PH
 01726 73483
 staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
 PL22 0BP
 01208 872245
 lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
 PL14 4AB
 01579 342400
 liskeard@jefferys.uk.com



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