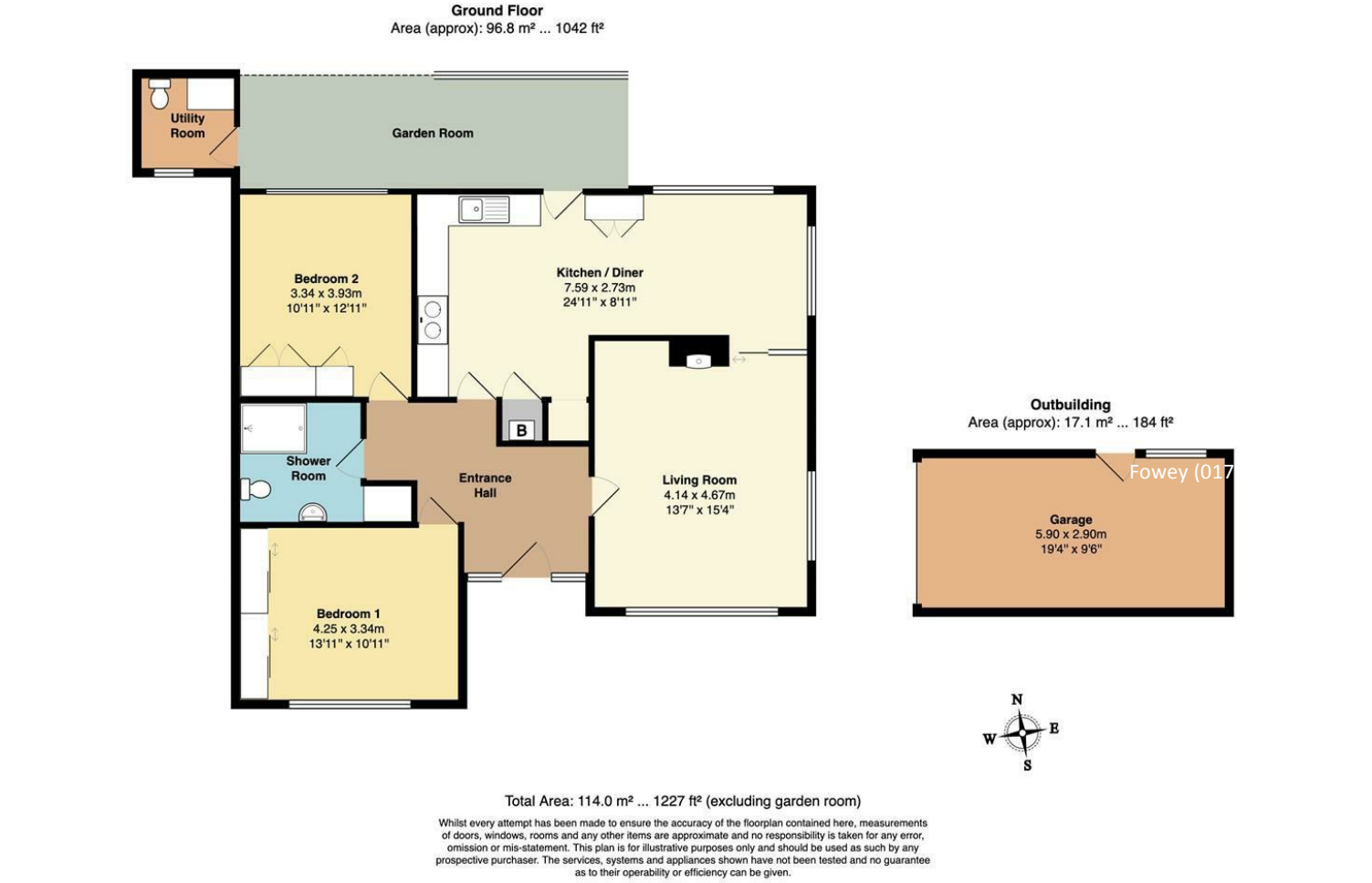




8 REEDS PARK,
LOSTWITHIEL, PL22 0HF
GUIDE PRICE £395,000



A BEAUTIFULLY PRESENTED 2 BEDROOM BUNGALOW WITH GARDENS FRONT AND REAR AND DRIVEWAY PARKING. GARAGE. SHORT WALK TO THE CENTRE OF TOWN.



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Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



8 Reeds Park, Lostwithiel, PL22 0HF

The Location

Formerly the ancient capital of the County, Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive small towns. There is a real sense of community here, with shops for most day to day needs, lovely pubs and restaurants, a doctor's surgery, modern dental surgery, and access to the beautiful waters of the Fowey River. The town also has a main line Railway Station with links to Paddington, London. Two local schools provide education for primary school age children. There are many world class gardens to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just a few miles away. There are good road links to the motorway system via the A38/A30, and there are flights to London from Newquay.

The Property

Situated on a small development of similar properties, number 8 is located towards the end of the cul de sac with driveway parking and garage to one side. The front of the property faces south and there are gardens to the side and rear of the property.

Renovated by the current owner, the property is fully double glazed with gas central heating and is offered to the market in excellent condition.

Accommodation

Steps lead up to the front door which opens to a welcoming hallway with hardwearing timber effect flooring. A door opens to the sitting room, a dual aspect room with views over neighbouring properties to countryside beyond. A wood fired stove is set into the hearth with shelving to one side.

Double doors open to the open plan dining/kitchen with wood effect flooring through out. The dining area has windows to the rear and side elevation.

The kitchen has a window and door opening to the rear garden room. There is a range of base units with shelving to the walls with ample work surface over. A recess has space for upright fridge/freezer and there is a useful storage cupboard housing the gas boiler. Please note the Everhot cooker and island unit are NOT included in a sale.

The garden room offers further living space and is partly enclosed by sliding glass windows and open to the garden to one end. An outhouse has space and plumbing for a washing machine, additional storage and there is an outside WC.



From the hallway doors open to the principal bedroom, located to the front of the property with window overlooking the front garden and driveway. There is a useful range of built in wardrobes and storage space. The second bedroom is a double room, with window overlooking the garden room. There is a range of built in cupboards for storage.

The shower room is a generous size with walk in shower, WC and wash hand basin. A window to the side elevation offers natural light. . The floor is wood effect laminate . A shelved recess has a storage cupboard under.

Outside

A gate from Reeds Park opens to the driveway with parking for approximately 3 vehicles in tandem. A garage is located to one side and mature hedging gives a good degree of privacy to the front of the property. There is a border housing mature shrubs and plants. From the driveway, a timber gate opens to the side of the property where there is a patio area with space for table and chairs and an hexagonal greenhouse. A level path leads to the rear of the property with access to the garden room. There are steps to the rear garden with mature borders housing numerous mature plants, shrubs and an array of roses. The rear garden is enclosed by fencing and hedging, there is a timber shed for storage.

Freehold

EPC Rating - C

Council Tax Band - D

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH. Tel: 01726 832299 Email: info@maywhetter.co.uk

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council,.

Agents Note

Please note - the title states "the purchasers shall not exercise or carry onany trade or business whatsoever but will use and occupy the bungalow dwellinghouse or building to be erected thereon for a private dwellinghouse". "no caravans trailers or other temporary buildings or structures shall be erected or placed on the property... without prior consent of the Council".