

29 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ



A two bedroom semi-detached house with no ongoing chain, enjoying a tucked away position within a popular cul-de-sac development on the eastern fringes of the town.

Accommodation Comprises:- Entrance porch, open plan lounge/diner, kitchen, rear porch, landing, two double bedrooms, modern shower room, uPVC double glazing, good size garden to the front, outside store, enclosed rear courtyard garden and residents parking.

£215,000

SITUATION

Pendour Park is an established residential development located on the eastern fringes of the town. Lostwithiel enjoys a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, dentist, and health centre. There is a main line train station and a choice of two Primary schools.

A purpose-built community centre provides recreational and sporting facilities, located next to the 'King George V playing field'.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance stable door opening into:-

Entrance Porch

Tiled floor. Storage area. Multi-pane door into:-



Open Plan Lounge/Diner

Lounge

17' 7" x 11' 8" (5.37m x 3.55m) uPVC double glazed window to front elevation. Fireplace with recently installed wood burning stove. Laminate floor. Turning staircase to first floor. Deep under stairs void. Part glazed door to rear porch. Wide opening to:-

Dining Area

7' 11" x 7' 9" (2.42m x 2.37m) uPVC double glazed french doors opening to the front garden. Laminate floor. Arched doorway to:-

Kitchen

9' 5" x 7' 5" (2.88m x 2.27m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Part tiled walls. Space for electric cooker. Space and plumbing for a washing machine and dishwasher. Space for fridge/freezer. Tiled floor. uPVC double glazed window to rear elevation.

Rear Porch

Doorway to rear courtyard garden. Store with electricity meter and consumer units.

FIRST FLOOR

Landing

uPVC double glazed window to rear elevation at half landing level. Access to loft space. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving. Doors to bedrooms and shower room.

Bedroom One

11' 1" x 9' 9" (3.38m x 2.97m) uPVC double glazed window to front elevation with superb views. Laminate floor.

Bedroom Two

11' 1" x 9' 5" (3.39m x 2.87m) uPVC double glazed window to front elevation with superb views. Laminate floor. Fitted wardrobes, drawers and cabinets.

Shower Room

9' 0" x 6' 2" (2.75m x 1.87m) (L-shape maximum) Modern suite comprising:- Large walk-in shower cubicle, low level W.C and vanity wash hand basin. Electric heated towel rail. Extractor fan. Two uPVC double glazed windows to rear elevation.

OUTSIDE

The property is accessed to the front via a pedestrian gate and steps leading up to a good size garden, laid to lawn, paving and chippings. There is access to one side of the property via a lean-to store/passageway and a further gate opening to an enclosed rear patio garden with an outside tap. A short distance from the property is the residents parking area.

ENERGY RATING

D(61).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading east through Lostwithiel on the A390 towards Liskeard, turn left into Cott Road. Take the next right-hand turning into the estate and follow the road until you reach the first cul-de-sac on the left. No.29 is set back in the right-hand corner.



LOUNGE



BEDROOM TWO



DINING AREA



SHOWER ROOM



KITCHEN



FRONT GARDEN

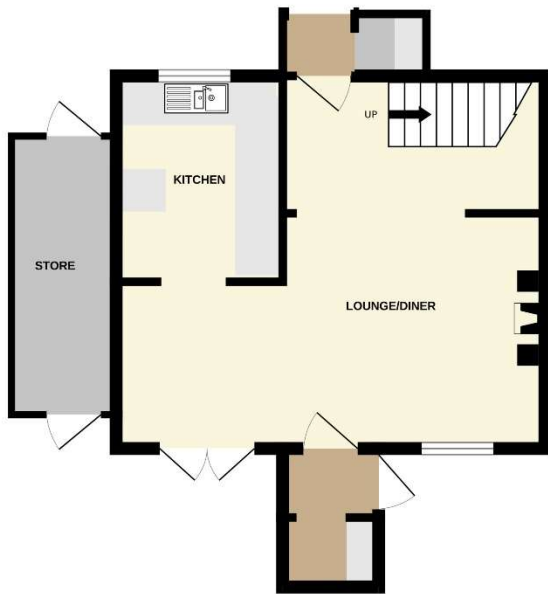


BEDROOM ONE



REAR COURTYARD GARDEN

GROUND FLOOR



1ST 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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