

1 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ



A superbly presented two bedroom semi-detached house, boasting a generous corner plot position within a popular cul-de-sac development on the eastern fringes of the town.

Accommodation Comprises:- Entrance porch, lounge, kitchen/diner, rear porch, landing, two double bedrooms, bathroom, uPVC double glazing, modern electric heating, good size garden to the front, private decking area, enclosed rear courtyard garden and residents parking.

£225,000

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 door opening into:-

Entrance Porch

Obscure uPVC double glazed window to front elevation. Tiled floor. Door into:-



Lounge

14' 4" x 11' 8" (4.37m x 3.55m) Laminate floor. Radiator. uPVC double glazed window to front elevation. Deep built-in under stairs cupboard. Turning staircase to first floor. Door to rear porch. Archway through to:-

Kitchen/Diner

Dining Area

7' 9" x 7' 6" (2.36m x 2.28m) Radiator. uPVC double glazed door opening to front garden. Tiled floor. Opening to:-

Kitchen

9' 5" x 7' 5" (2.87m x 2.26m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with inset four ring hob above and extractor over. Space and plumbing for washing machine. Space for a free-standing fridge/freezer. Part tiled walls. Tiled floor. uPVC double glazed window to rear elevation.

Rear Porch

6' 8" x 6' 0" (2.04m x 1.84m) (L-shape maximum) Obscure uPVC double glazed door to rear courtyard garden. Built-in store cupboard with space for tumble dryer, electric meter and consumer units.

FIRST FLOOR

Landing

uPVC double glazed window to rear elevation at half landing level. Small loft hatch. Built-in airing cupboard enclosing the hot water storage cylinder and shelving. Doors to bedrooms and bathroom.

Bedroom One

11' 1" x 9' 9" (3.38m x 2.97m) uPVC double glazed window to front elevation with superb views. Main access to loft space (Pull down ladder, insulated, part boarded and light connected).

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.86m) uPVC double glazed window to front elevation with superb views. Radiator.

Bathroom

8' 11" x 6' 0" (2.71m x 1.84m) (L-shape maximum) Modern white suite comprising:- Panelled bath with Triton electric shower unit and side screen, low level W.C and wash hand basin. Part tiled walls. Extractor fan. Electric heated towel rail. Two obscure uPVC double glazed windows to rear elevation.

OUTSIDE

The property boasts a level corner plot garden which is predominantly laid to lawn with a paved pathway and a private decking area for sitting out. There is plenty of space to the side of the property, providing easy access to an enclosed rear courtyard garden with a back gate leading out to the residents parking area behind.



DECKING AREA

ENERGY RATING

D(62)

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 No.1 is identified on the left-hand side.



LOUNGE



BEDROOM TWO



DINING AREA



BATHROOM



KITCHEN



FRONT GARDEN

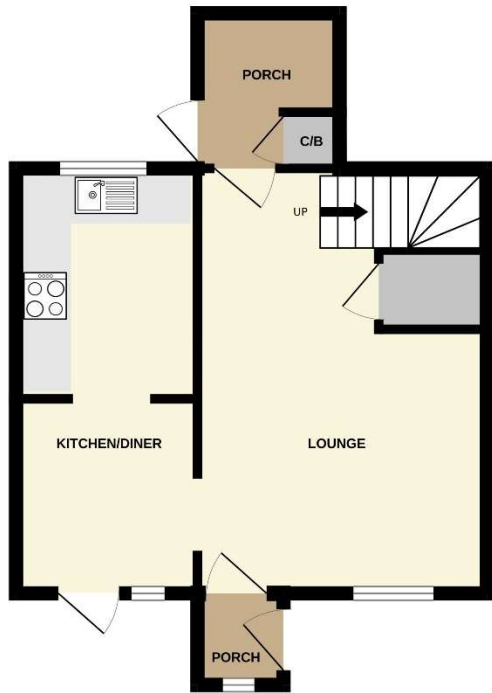


BEDROOM ONE

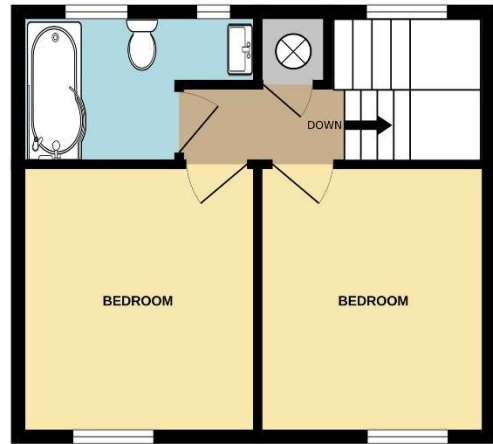


REAR COURTYARD GARDEN

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 62026

FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



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