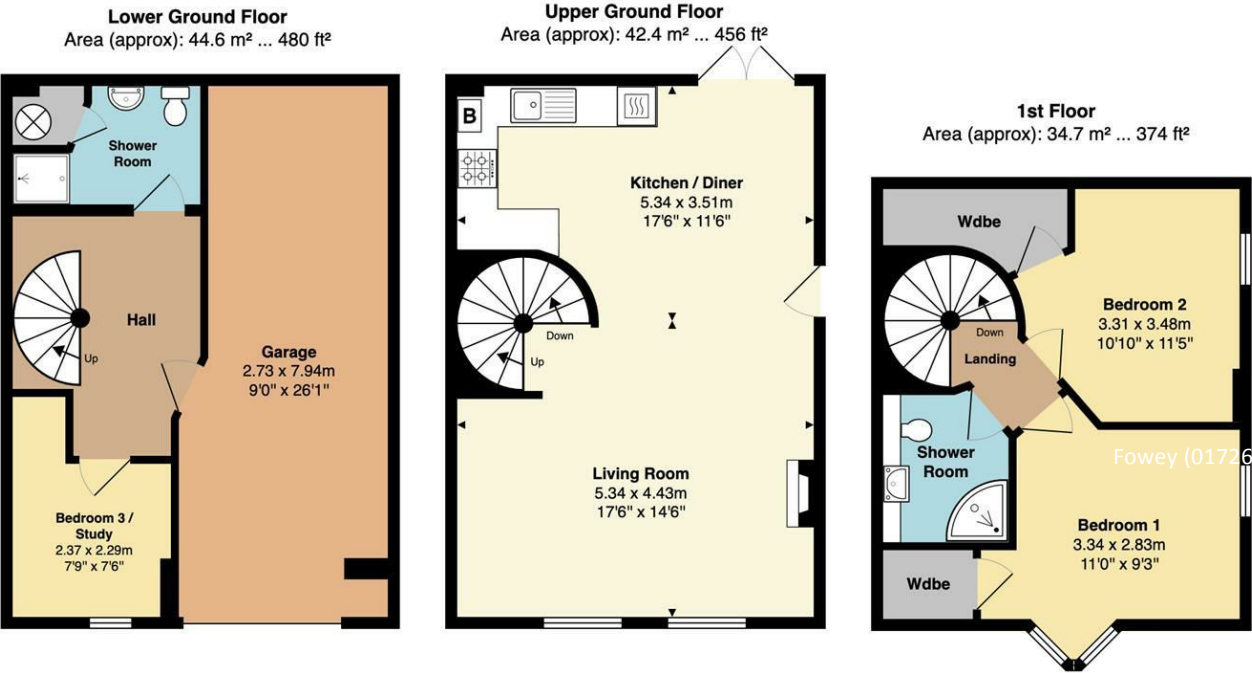




23 GRENVILLE MEADOWS,
LOSTWITHIEL, PL22 0JS
GUIDE PRICE £395,000



A WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE, LOCATED IN A SOUGHT AFTER RESIDENTIAL AREA, WITH DRIVEWAY PARKING FOR TWO VEHICLES, GARAGE AND PRETTY GARDENS TO THE REAR. SHORT WALK TO TOWN CENTRE. EPC Rating - C



Total Area: 121.7 m² ... 1310 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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23 Grenville Meadows, Lostwithiel, PL22 0JS

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
This beautifully presented home is located just a short walk from the centre of the town in a quiet cul de sac location.

With views over neighbouring properties to fields beyond, there is a pleasant outlook from the front of the house and a private garden to the rear. There is driveway parking for 2 vehicles and a good sized garage for either vehicle or storage.

Accommodation
The accommodation is well presented and flows over 3 floors offering versatile space throughout.

Steps lead up to the entrance floor with open plan sitting room, dining area and well appointed kitchen, with integrated electric 2 oven cooker, gas hob, dishwasher and under the counter fridge. There is ample work space with tiled splash back. A window overlooks the rear garden and double doors open to the rear, paved patio. The flooring through the kitchen and dining room is hardwearing engineered oak flooring.

The sitting room is of a generous size and has two windows overlooking neighbouring fields. A stone mantle houses a gas fire (not in current use). An attractive curved staircase leads to the 2nd floor and lower floor.

Two double bedrooms are located on the second floor. The principal bedroom is a dual aspect room with lovely views over neighbouring fields. A further windows opens to the side elevation. There is a good sized storage cupboard with hanging rail.

The second bedroom has a window to the side elevation and there is a sizeable walk in wardrobe (with plumbing for en suite shower room if desired).

The recently refitted shower room has a shower cubicle with chrome shower attachment. A vanity unit with built in storage houses the wash hand basin and low level WC with hidden cistern.



The lower ground floor has a third bedroom, currently used as a study with window to the front elevation. A hallway has a door opening to a shower room with shower cubicle, WC and wash hand basin. A generous storage cupboard houses the hot water tank and allows for further storage.

A door opens to the garage with roller door garage door.

Outside
The property is approached directly from Grenville Meadows, which is an adopted road. The driveway offers parking for 2 vehicles and steps lead up the side of the house to the front door. There is an attractive border housing a number of flowering shrubs and plants. A timber gate opens to the pretty rear garden where there is a paved rear patio and steps lead up through the garden, with borders planted with mature shrubs and small trees, giving a good degree of privacy.

The garden is completely enclosed by fencing and walling and a patio at the top of the garden offers views across to the top of the town and is a lovely, sunny spot to catch the afternoon/evening sun.

Freehold
Council Tax Band - D
EPC Rating - C

Agents Note
The title states "Not to use or permit to be used the Property otherwise than a private dwelling unit in the occupation of a single household".

In accordance with the Estate Agents Act 1979 we are required to inform you that the seller of this property is related to an employee of May Whetter and Grose and therefore a "connected person".

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. Mains gas central heating.

Local Authority
Cornwall Council.