

8 EDGECUMBE ROAD, LOSTWITHIEL, PL22 0DW



A charming and recently refurbished two bedroom mid-terrace cottage which is conveniently situated just a short level walk from the town centre.

Accommodation Comprises:- Lounge, modern kitchen/diner, back kitchen/utility room, rear lobby, landing, store room, two bedrooms, modern shower room, gas fired central heating, uPVC double glazing, small external porch and a low maintenance south facing rear garden.

£210,000

SITUATION

The ancient stannary town of 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):-

GROUND FLOOR

Entrance

Composite front entrance door opening into:-



Lounge

15' 0" x 11' 0" (4.58m x 3.35m) uPVC double glazed window to front elevation. Radiator. Telephone and broadband connection point. Turning staircase to first floor. Box containing electric meter and a modern consumer unit. Part glazed door to rear lobby. Step and doorway into:-

Kitchen/Diner

10' 10" x 8' 2" (3.29m x 2.49m) Featuring a modern range of shaker style wall, base, and drawer units with rolled edge worktops. Inset four ring electric hob with stainless steel extractor over. Beamed ceiling. Radiator. Cupboard housing a 'Baxi' gas fired combination boiler. uPVC double glazed window to front elevation. Doorway to:-

Back Kitchen/Utility Room

8' 11" x 5' 7" (2.73m x 1.71m) Modern range of shaker style base units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Space and plumbing for washing machine. Space for a fridge/freezer. Radiator. Beamed ceiling. uPVC double glazed window to rear elevation.

Rear Lobby

Two built-in cupboards. Obscure uPVC double glazed door to outside.

FIRST FLOOR

Landing

Radiator. Built-in cupboard with shelf and hanging rail. Access to loft space (Insulated and boarded). Positive Input Ventilation Unit (Supplying fresh filtered air to the home and reduces condensation). uPVC double glazed window to rear elevation. Doors to bedrooms and shower room. Door into:-

Store Room

4' 9" x 4' 0" (1.46m x 1.22m) uPVC double glazed windows to rear and side elevation.

Bedroom One

12' 9" x 11' 5" (3.88m x 3.49m) (Maximum - Irregular shape) uPVC double glazed window to front elevation. Radiator.

Bedroom Two

11' 5" x 9' 4" (3.47m x 2.85m) (L-shaped maximum) uPVC double glazed window to front elevation. Radiator. Access to loft space.

Shower Room

9' 0" x 6' 4" (2.75m x 1.94m) Modern suite comprising:- Shower cubicle (Mains fed shower), white low level W.C and vanity wash hand basin. Part tiled and part PVC panelled walls. Radiator. Obscure uPVC double glazed window to rear elevation.

OUTSIDE

To the rear is a small covered porch and a concrete pathway with steps leading up to an enclosed low maintenance south facing rear garden with gated access. Outside light and water meter.

ENERGY RATING

C (70).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Approaching Lostwithiel from the west on the A390, proceed down the main hill and take the first turning on the left into Tanhouse Road. The property is located shortly after on left-hand side, just behind the flats.



LOUNGE



BEDROOM TWO



KITCHEN/DINER



SHOWER ROOM



BACK KITCHEN/UTILITY ROOM



LOW MAINTENANCE GARDEN



BEDROOM ONE



REAR ELEVATION

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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