

P E N D O U R P A R K

L O S T W I T H I E L


THE PROPERTY SHOP



Lostwithiel

£195,000
GUIDE PRICE

Pendour Park





FOR SALE

PROPERTY TYPE

 Terraced

BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Lostwithiel

EPC RATING

 D

- Investment property offered with tenants in situ
- Immediate rental income from completion
- Well-presented two bedroom home
- Comfortable sitting room
- Fitted kitchen

- Family bathroom
- Enclosed rear garden
- Allocated parking
- Popular residential location
- Excellent addition to an investment portfolio





PENDOUR PARK, LOSTWITHIEL,

An excellent opportunity to acquire a well-presented two bedroom investment property situated within the popular Pendour Park development in the historic town of Lostwithiel. Offered for sale with tenants in situ, this ready-made investment provides purchasers with an immediate rental income from day one.

The property offers well-proportioned accommodation comprising a comfortable sitting room, fitted kitchen, two generous bedrooms and a family bathroom. Having been successfully let, the property represents an ideal addition to an investment portfolio, whether for an experienced landlord or those looking to make their first buy-to-let purchase.

Outside, the property benefits from an enclosed rear garden, providing an attractive outdoor space for tenants to enjoy, together with allocated parking for added convenience.

Pendour Park remains a popular residential location thanks to its proximity to Lostwithiel's town centre, where a range of independent shops, cafés, pubs and everyday amenities can be found. The town also benefits from a mainline railway station with direct services to Plymouth, Truro and London Paddington, while the nearby A390 provides excellent access across Cornwall.

The picturesque harbour town of Fowey and the world-renowned Eden Project are both within easy reach, ensuring continued appeal to prospective tenants.

With tenants already in occupation, this is a straightforward investment opportunity offering immediate income and the potential for long-term capital growth in one of South East Cornwall's most desirable market towns.





Schools: Lostwithiel Primary School, St. Winnow C of E School,
Fowey River Academy, Bodmin College

Transport Links: Lostwithiel Railway Station

Viewing: Strictly by appointment.

Directions: Sat Nav PL22 0PQ

What3Words:///reduce.column.reclined

Local authority: Cornwall Council

Council Band: B

Tenure: Freehold

Services:

Heating – Mains

Electric - Mains

Water – Mains

Sewerage – Mains



VIEW PROPERTY ONLINE

Ground Floor



First Floor





TO FIND OUT MORE

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5 Trafalgar Square, Fowey,
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