

# **PETESDEN, TANHOUSE ROAD, LOSTWITHIEL, PL22 0AY**



**An individual style three/four bedroom detached house with no ongoing chain, boasting a non-estate location on the western side of Lostwithiel and just a short level walk from the town centre.**

**Accommodation Comprises:- Front entrance porch, entrance hall, cloakroom, lounge, dining room/bedroom four, kitchen/breakfast room, utility area, side porch, landing, three first floor bedrooms, bathroom, oil fired central heating, double glazing, driveway parking, detached garage, attached store, enclosed rear garden with potting shed and a large separate lawn.**

## **Offers Over £335,000**

## SITUATION

Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town offers 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 on the Penzance to London line and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively. A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field. 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

uPVC double glazed front entrance double doors opening into:-

#### Front Entrance Porch

Obscure glazed internal door opening into:-

#### Entrance Hall

Laminate floor. Radiator. Stairs rising to first floor. Deep built-in under stairs cupboard. Telephone point. Doors to lounge, dining room and kitchen/breakfast room. Door to:-

#### Cloakroom

Low level W.C and wash hand basin with tiled splashback. Extractor fan.

#### Lounge

18' 0" x 11' 7" (5.49m x 3.53m) (Maximum) Dual aspect room with uPVC double glazed windows to front and rear elevations. Two radiators. Stone faced open fireplace, hearth and mantel. TV aerial points. Box enclosing the electric fuse board.

#### Dining Room/Bedroom Four

9' 11" x 9' 1" (3.01m x 2.76m) uPVC double glazed window to front elevation. Radiator. TV aerial point.

#### Kitchen/Breakfast Room

16' 2" x 9' 0" (4.94m x 2.74m) (Maximum) Matching range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Space for electric cooker with extractor hood over. Laminate floor. Radiator. Trianco oil fired central heating boiler. Telephone point. uPVC double glazed window to rear elevation. Arched doorway to:-

#### Utility Area

6' 10" x 4' 11" (2.08m x 1.49m) Space and plumbing for washing machine. Radiator. Laminate floor. Obscure double glazed window to side elevation. Obscure uPVC double glazed door to:-

#### Side Porch

11' 3" x 5' 3" (3.44m x 1.59m) Double glazed windows to front, side and rear elevations. Small loft hatch. Two uPVC double glazed doors to outside.

### FIRST FLOOR

#### Landing

Radiator. Patterned uPVC double glazed window to rear elevation. Access to loft space. Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving. Doors to bedrooms and bathroom.

#### Bedroom One

14' 4" x 13' 1" (4.36m x 3.98m) (Maximum) uPVC double glazed window to front elevation. Radiator. TV aerial and telephone points. Range of large wardrobes.

#### Bedroom Two

10' 2" x 9' 3" (3.11m x 2.81m) uPVC double glazed window to front elevation. Radiator. TV aerial point. Built-in wardrobes. Separate built-in cupboard with radiator, shelving and double doors.

#### Bedroom Three

8' 8" x 8' 4" (2.63m x 2.55m) uPVC double glazed window to rear elevation. Radiator. TV aerial point.

#### Bathroom

9' 11" x 9' 1" (3.03m x 2.78m) Matching suite comprising:- Panelled bath, corner shower cubicle, low level W.C and pedestal wash hand basin. Radiator. Part tiled walls. Shaver socket. Patterned uPVC double glazed window to rear elevation.

### OUTSIDE

The property is approached to the front via a tarmac parking area and double gates opening onto a brick paved driveway. A pedestrian gate and steps lead to a low maintenance courtyard garden with raised flower bed borders and an outside tap. To the rear is a private garden with an area of lawn, pathways, former vegetable patch, oil tank and potting shed. The property also includes a large separate lawn garden with a low boundary wall.



REAR ELEVATION AND GARDEN

#### Detached Garage

15' 5" x 14' 8" (4.69m x 4.48m) Electric remote operated up and over door to front. Window to side. Light and power connected. Attached store to the rear.

### ENERGY RATING

E(50).

### COUNCIL TAX

Cornwall Council. Tax Band 'D'.

### 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 the right-hand side.



**LOUNGE**



**BEDROOM TWO**



**DINING ROOM/BEDROOM FOUR**



**BEDROOM THREE**



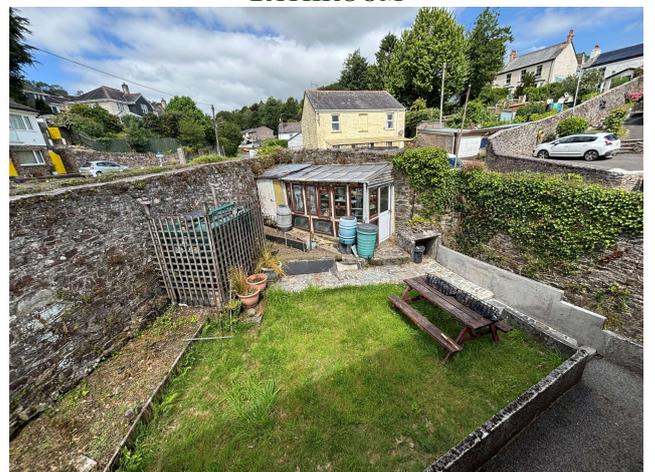
**KITCHEN/BREAKFAST ROOM**



**BATHROOM**



**BEDROOM ONE**



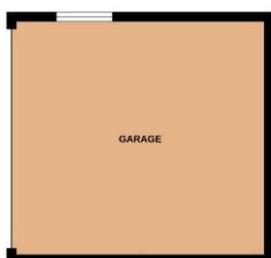
**OVERVIEW OF REAR GARDEN**



**APPROACH TO FRONT AND ADDITIONAL GARDEN AREA**

**GROUND FLOOR**

**FIRST 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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