

## **3 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ**



**A well appointed two bedroom semi-detached house with no ongoing chain, situated within a popular cul-de-sac development on the eastern fringes of the town.**

**Accommodation Comprises:- Entrance porch, open plan lounge/diner, kitchen, rear hall, utility room, landing, two double bedrooms, bathroom, separate W.C, double glazing, gas fired central heating, front garden, enclosed rear courtyard and residents parking.**

# **£210,000**

## 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

Tiled floor. Obscure glazed door into:-



### Open Plan Lounge/Diner

#### Lounge

11' 9" x 11' 1" (3.57m x 3.38m) uPVC double glazed window to front elevation. Radiator. Telephone point. Wide opening to:-

#### Dining Area

7' 9" x 7' 5" (2.37m x 2.26m) uPVC double glazed window to front elevation. Radiator. Opening to:-

#### Kitchen

9' 6" x 7' 5" (2.89m x 2.27m) Modern range of wall, base, and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in single electric oven. Separate inset four ring electric hob. Space for under-counter fridge. Part tiled walls. Tiled floor. uPVC double glazed window to rear elevation. Doorway to:-

#### Rear Hall

Deep built-in under stairs cupboard. Turning staircase to first floor. Door to:-

#### Utility Room

6' 4" x 6' 0" (1.93m x 1.84m) Space and plumbing for washing machine. Space for tumble dryer. Baxi gas fired combination boiler. Extractor fan. Wall box containing electric meter and consumer unit. Obscure uPVC double glazed door to rear courtyard.

## FIRST FLOOR

### Landing

uPVC double glazed window to rear elevation at half landing level. Built-in cupboard. Access to loft space. Doors to bedrooms, bathroom, and separate W.C.

### Bedroom One

11' 1" x 9' 5" (3.39m x 2.88m) uPVC double glazed window to front elevation with superb views. Radiator.

### Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m) uPVC double glazed window to front elevation with superb views. Radiator.

### Bathroom

6' 2" x 4' 9" (1.88m x 1.46m) (Plus door recess) White suite comprising:- Panelled bath with Triton electric shower over and vanity wash hand basin. Part tiled walls. Tiled floor. Heated towel rail. Extractor fan. Obscure uPVC double glazed window to rear elevation.

### Separate W.C

White low level W.C. Tiled floor. Obscure uPVC double glazed window to rear elevation.



## OUTSIDE

The front garden is laid to lawn with a central pathway and fenced boundaries. Gated access to the side of the property leading to an enclosed rear courtyard with an outside tap and a back gate. A resident's parking area is located to the rear of the property.

## ENERGY RATING

D(67)

## 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.3 is identified on the left-hand side.



**LOUNGE**



**BEDROOM TWO**



**DINING AREA**



**BATHROOM**



**KITCHEN**



**FRONT ELEVATION**

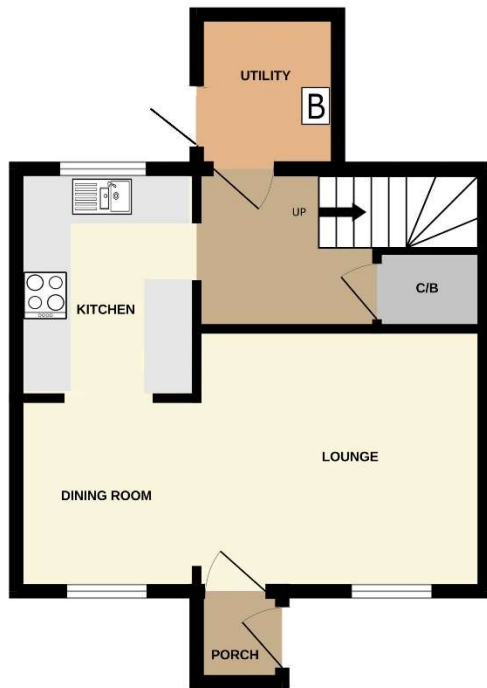


**BEDROOM ONE**

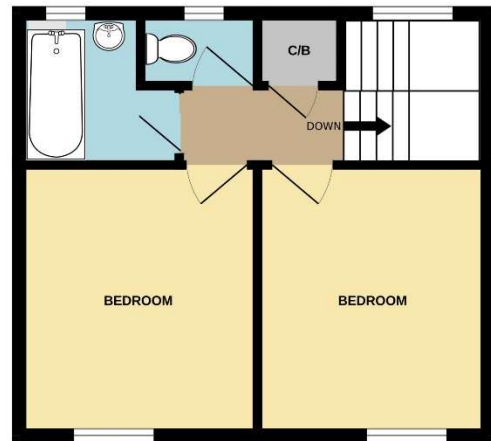


**REAR COURTYARD**

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)

## Members of the NAEA



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