

7A MONMOUTH LANE, LOSTWITHIEL, PL22 0EL



A charming two bedroom stone built cottage with no ongoing chain, offered in superb decorative order throughout and conveniently situated on the level in the heart of the town.

Accommodation Comprises:- Kitchen, lounge/diner, ground floor shower room, landing, two double bedrooms, uPVC double glazing and electric heating.

£225,000

SITUATION

The cottage boasts a central location in the town, just a short level walk from the River Fowey and a range of local 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, A purpose-built community centre offers recreational and sporting facilities next to the 'King George V' playing field.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Kitchen

10' 4" x 9' 5" (3.15m x 2.87m) (Maximum) Featuring a modern and stylish range of wall, base and drawer units with worktops. Inset stainless steel sink with mixer tap. Built-in microwave combi oven. Separate induction hob with extractor over. Integrated washer/dryer and dishwasher. Under stairs recess with space for a small fridge/freezer. Part tiled walls. Tiled floor. Under-unit lighting. Small built-in cupboard. Beamed ceiling. Overhead box enclosing the electric meter and consumer unit. Obscure uPVC double glazed window to rear elevation. Stairs rising to first floor. Doorway to:-



Lounge/Diner

12' 10" x 9' 7" (3.90m x 2.92m) Dual aspect room with uPVC double glazed windows to front and side elevation. TV aerial and telephone points. Electric panel heater. Door into:-

Shower Room

14' 4" x 6' 8" (4.36m x 2.03m) narrowing to 3' 2" (0.96m) (L-shape) Walk-in shower cubicle with electric shower unit and tiled surround. White low level W.C and vanity wash hand basin. Fully tiled walls and floor. Chrome heated towel rail. Extractor fan. Obscure uPVC double glazed windows to side and rear elevation.

FIRST FLOOR

Landing

Doors leading to both bedrooms.

Bedroom One

12' 9" x 9' 11" (3.88m x 3.03m) uPVC double glazed window to side elevation. Electric panel heater. Beamed ceiling.

Bedroom Two

9' 11" x 7' 4" (3.02m x 2.24m) uPVC double glazed window to rear elevation. Electric panel heater. Beamed ceiling. Recessed open fronted wardrobe and drawers. Access to loft space.

AGENTS NOTE

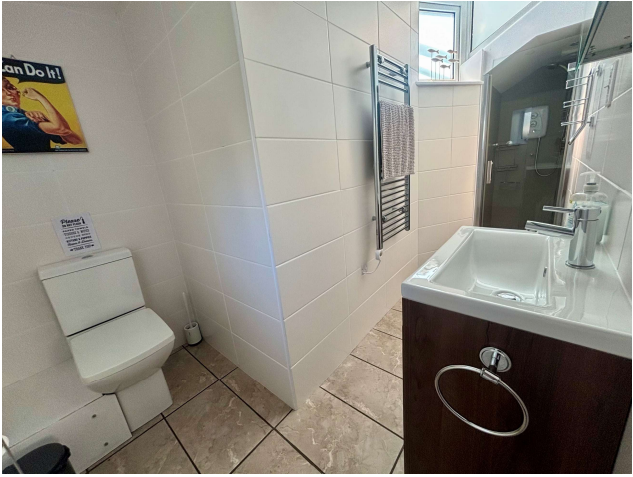
The property has been run as a self-catering holiday let over the last few years and is considered an ideal opportunity for anyone looking to do the same. The cottage is currently advertised as 'Lost Cottage' on the 'Airbnb' website.

COUNCIL TAX

Cornwall Council. Tax Band 'A'. The property is currently Business Rated but with nothing to pay due to the small business rates relief.

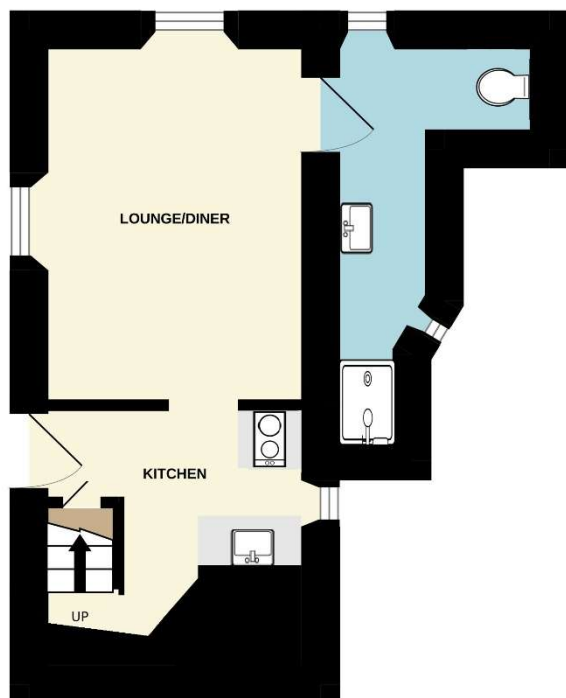
DIRECTIONS

Heading into Lostwithiel from the west on the main A390, turn right at the traffic lights into Fore Street. Follow the road down to just past the Co-op and Monmouth Lane is located off to the left with pedestrian access to the cottage.

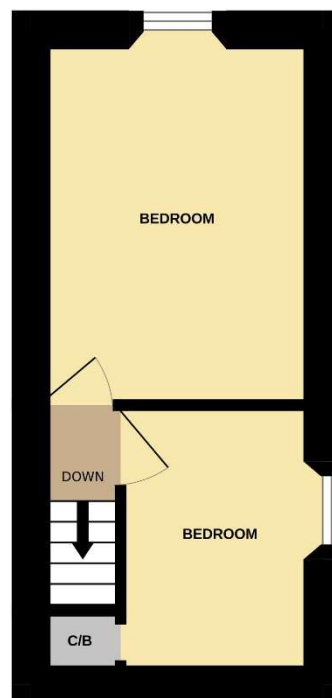


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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Jefferys

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