

# 1 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ



**A superbly presented two bedroom semi-detached house, boasting a generous corner plot position within a popular cul-de-sac development on the eastern fringes of the town.**

**Accommodation Comprises:- Entrance porch, lounge, kitchen/diner, rear porch, landing, two double bedrooms, bathroom, uPVC double glazing, modern electric heating, good size garden to the front, private decking area, enclosed rear courtyard garden and residents parking.**

**£217,500**

## 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

Obscure uPVC double glazed window to front elevation. Tiled floor. Door into:-



### Lounge

14' 4" x 11' 8" (4.37m x 3.55m) Laminate floor. Radiator. uPVC double glazed window to front elevation. Deep built-in under stairs cupboard. Turning staircase to first floor. Door to rear porch. Archway through to:-

### Kitchen/Diner

### Dining Area

7' 9" x 7' 6" (2.36m x 2.28m) Radiator. uPVC double glazed door opening to front garden. Tiled floor. Opening to:-

### Kitchen

9' 5" x 7' 5" (2.87m x 2.26m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with inset four ring hob above and extractor over. Space and plumbing for washing machine. Space for a free-standing fridge/freezer. Part tiled walls. Tiled floor. uPVC double glazed window to rear elevation.

### Rear Porch

6' 8" x 6' 0" (2.04m x 1.84m) (L-shape maximum) Obscure uPVC double glazed door to rear courtyard garden. Built-in store cupboard with space for tumble dryer, electric meter and consumer units.

## FIRST FLOOR

### Landing

uPVC double glazed window to rear elevation at half landing level. Small loft hatch. Built-in airing cupboard enclosing the hot water storage cylinder and shelving. Doors to bedrooms and bathroom.

### Bedroom One

11' 1" x 9' 9" (3.38m x 2.97m) uPVC double glazed window to front elevation with superb views. Main access to loft space (Pull down ladder, insulated, part boarded and light connected).

### Bedroom Two

11' 1" x 9' 5" (3.38m x 2.86m) uPVC double glazed window to front elevation with superb views. Radiator.

### Bathroom

8' 11" x 6' 0" (2.71m x 1.84m) (L-shape maximum) Modern white suite comprising:- Panelled bath with Triton electric shower unit and side screen, low level W.C and wash hand basin. Part tiled walls. Extractor fan. Electric heated towel rail. Two obscure uPVC double glazed windows to rear elevation.

## OUTSIDE

The property boasts a level corner plot garden which is predominantly laid to lawn with a paved pathway and a private decking area for sitting out. There is plenty of space to the side of the property, providing easy access to an enclosed rear courtyard garden with a back gate leading out to the residents parking area behind.



**DECKING AREA**

## ENERGY RATING

D(62)

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



**LOUNGE**



**BEDROOM TWO**



**DINING AREA**



**BATHROOM**



**KITCHEN**



**FRONT GARDEN**

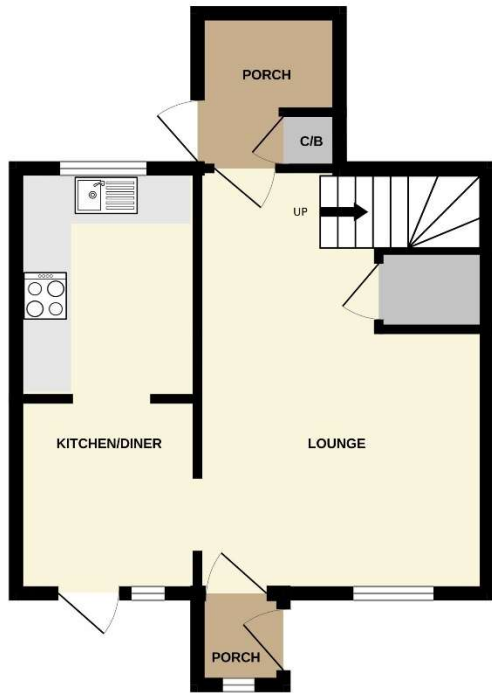


**BEDROOM ONE**

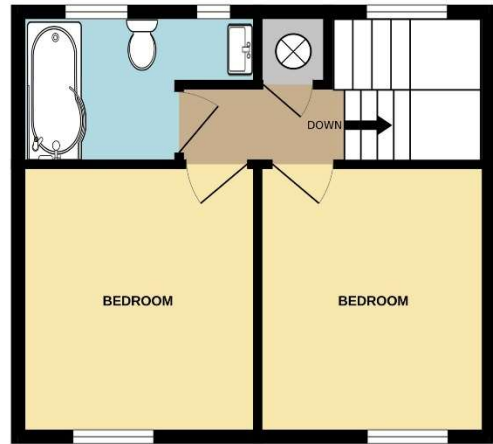


**REAR COURTYARD GARDEN**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 62026

**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**



**Lostwithiel**  
5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

ESTABLISHED 1865  
**Jefferys**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.