Grenville Road

Lostwithiel

PL22 0EP

Offers In Excess Of

£260,000

- NO ONWARD CHAIN
- TWO WELL-PROPORTIONED BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AVAILABLE
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- PERFECT FIRST HOME
- GREAT LINKS TO THE A30
- CONNECTED TO ALL MAINS SERVICES
- DOUBLE GLAZED THROUGHOUT
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

Millerson

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Tenure - Freehold

Council Tax Band - B

Floor Area - 742.70 sq ft

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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this exceptional two-bedroom semi-detached home to the market. Ideally positioned within a short walk of local amenities, schools, and excellent transport links, the property enjoys a highly convenient yet peaceful setting, making it an ideal choice for a range of buyers. Being offered with no onward chain, this superb home presents a fantastic opportunity for first-time buyers, downsizers, or investors alike, and is ready for immediate occupation.

In brief, the accommodation is both well-presented and thoughtfully laid out. A bright and welcoming entrance hallway sets the tone for the property and leads into a stylish and well-appointed kitchen, fitted with a comprehensive range of wall and base units providing excellent storage and workspace. The kitchen flows through to a spacious lounge/diner, a superb dual-purpose living area offering ample room for both relaxing and entertaining, with plenty of natural light enhancing the sense of space. From here, doors open into a conservatory, creating an additional reception space that overlooks the rear garden and can be enjoyed all year round. The ground floor is further complemented by a convenient downstairs W.C.

To the first floor, the property continues to impress with two well-proportioned bedrooms, both offering comfortable accommodation with space for furniture and storage. The modern shower room is well finished and comprises a contemporary suite, designed for practicality and ease of maintenance.

Externally, the property benefits from a fully enclosed rear hardstanding garden, offering a low-maintenance outdoor space that is ideal for seating, entertaining, or further landscaping if desired. A useful summer house provides additional versatility, perfect for storage, a home office, or hobby space. To the front, the property enjoys the advantage of off-road parking for two vehicles, a highly desirable feature in this location.

The property is connected to mains electricity, gas, drainage, and water, and falls within Council Tax Band B. Overall, this is a superb home offering a wonderful blend of space, practicality, and convenience, all within a sought-after residential setting.

LOCATION

Lostwithiel is a small historic town in south-east Cornwall, beautifully set within the wooded valley of the River Fowey. Surrounded by rolling countryside and ancient woodland, the town is known for its peaceful atmosphere, medieval character, and strong sense of local heritage. Narrow streets lined with stone cottages, independent shops, cafés, and traditional pubs give Lostwithiel a warm and welcoming feel, while the river flowing through the town adds to its natural charm.

Once one of Cornwall's most important medieval centres, Lostwithiel still retains many historic features, including its old bridge and nearby Restormel Castle. Today, it is valued for its quiet pace of life, creative community, and attractive countryside setting, offering a more tranquil and authentic side of Cornwall away from the busy coastal resorts.

THE ACCOMMODATION COMPRISES

(all measurements are approximate)

ENTRANCE

uPVC double glazed door leading to:

KITCHEN

Skimmed ceiling. Extractor fan. Double-glazed window to the front aspect. A range of wall and base units with fitted storage cupboards and drawers. Wall-mounted gas combination boiler. Splashback tiling. Integrated oven with four-ring gas hob. Stainless steel sink with drainer. Space for an under-counter washer-dryer. Multiple power sockets. Radiator. Skirting boards. Vinyl flooring.

LOUNGE

Skimmed ceiling. Double-glazed window to the rear aspect. Electric fireplace. Radiator. Television point. Multiple power sockets. Skirting boards. Carpeted flooring. Doors leading into the conservatory.

DOWNSTAIRS W.C.

Skimmed ceiling. Extractor fan. Frosted double-glazed window to the side aspect. Consumer unit. Splashback tiling. Wash hand basin with mixer tap and storage beneath. Radiator. Skirting boards.

CONSERVATORY

Multiple double-glazed windows. Power sockets. Carpeted flooring. Doors leading out onto the rear garden.

FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Access to a partially boarded loft space. Power socket. Skirting boards. Carpeted flooring. Doors leading to:

BEDROOM ONE

Skimmed ceiling. Two double-glazed windows to the rear aspect. Radiator. Television point. Multiple power sockets. Skirting boards. Carpeted flooring.

SHOWER ROOM

Skimmed ceiling. Extractor fan. Frosted double-glazed window to the side aspect. Airing cupboard. Splashback tiling. Double shower cubicle housing an electric shower. Wash hand basin. W.C. Radiator. Skirting boards. Carpeted flooring.

BEDROOM TWO

Skimmed ceiling. Double-glazed window to the front aspect. Radiator. Multiple power sockets. Skirting boards. Carpeted flooring.

EXTERNALLY

GARDEN

Externally, the property benefits from a fully enclosed rear hardstanding garden, offering a low-maintenance outdoor space that is ideal for seating, entertaining, or further landscaping if desired. A useful summer house

provides additional versatility, perfect for storage, a home office, or hobby space.

PARKING

To the front, the property enjoys the advantage of off-road parking for two vehicles, a highly desirable feature in this location.

SERVICES

The property is connected to mains electricity, gas, drainage, and water, and falls within Council Tax Band B.

MATERIAL INFORMATION

Verified Material Information
Costs & tenure
Tenure: Freehold
Council tax band: B
EPC rating: C
The building
Semi-detached house, standard construction
Services
Mains electricity
Other electricity sources: Gas
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 great, Vodafone great, Three great, EE good
Parking: Driveway
Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Long-term flood risk: yes — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
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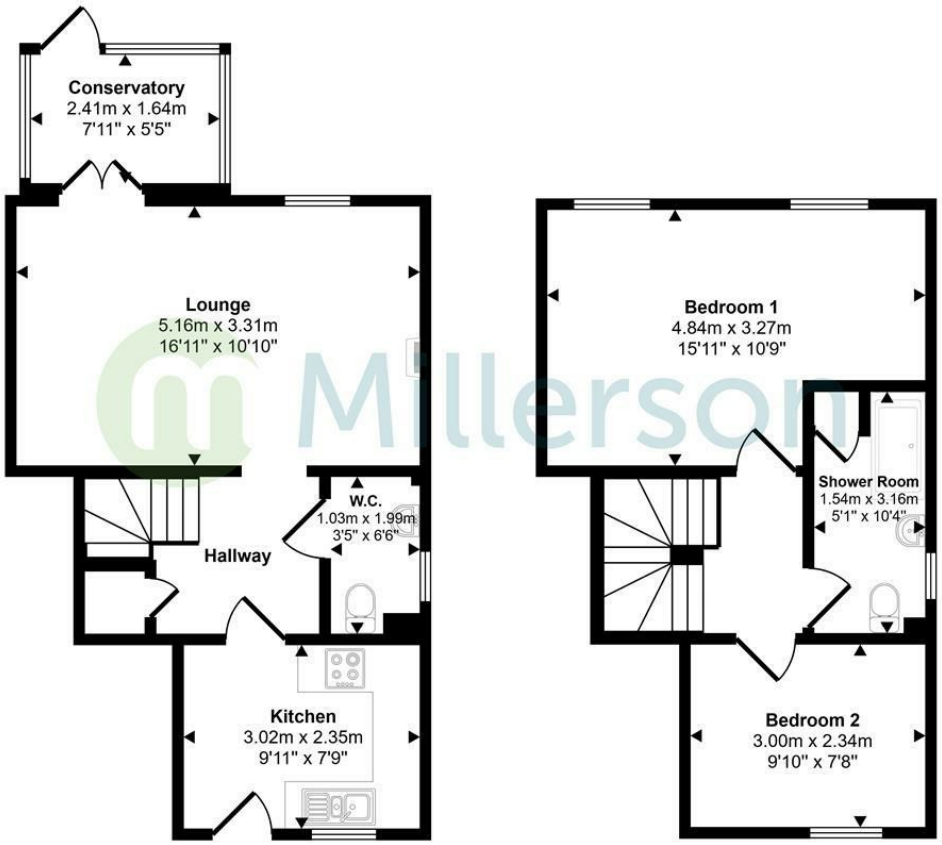
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

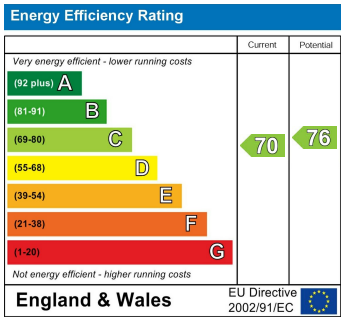
Approx Gross Internal Area
71 sq m / 760 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft

First Floor
Approx 32 sq m / 348 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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