

49 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ



A well appointed two bedroom mid-terrace house with no ongoing chain, set within a popular cul-de-sac development on the eastern fringes of the town.

Accommodation Comprises:- Entrance porch, lounge, rear lobby, modern kitchen/diner, two double bedrooms, bathroom, uPVC double glazing, electric heating, small low maintenance front garden, enclosed rear garden, greenhouse and an allocated parking space.

£209,000

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. Built-in cupboard with shelving and electric consumer units. Part glazed door into:-

Lounge

12' 3" x 11' 4" (3.74m x 3.46m) uPVC double glazed window to front elevation with countryside views. Tiled floor. Night storage heater. Pine panelled ceiling. TV aerial point. Turning staircase rising to first floor. Part glazed door to:-

Rear Lobby

Tiled floor. Built-in under stairs cupboard. Part glazed stable door opening to the rear garden. Doorway to:-



Kitchen/Diner

15' 8" x 7' 9" (4.78m x 2.35m) Modern range of 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 with stainless steel extractor over. Washing machine. Free-standing fridge/freezer. Part tiled walls. Tiled floor. Night storage heater. Master telephone socket. uPVC double glazed windows to front and rear elevation.

FIRST FLOOR

Landing

uPVC double glazed window to rear elevation. Built-in airing cupboard enclosing a newly fitted hot water storage cylinder. Doors to bedrooms and bathroom.

Bedroom One

11' 9" x 8' 5" (3.59m x 2.57m) uPVC double glazed window to front elevation with countryside views. Electric panel heater.

Bedroom Two

10' 8" x 8' 6" (3.26m x 2.59m) uPVC double glazed window to front elevation with countryside views. Electric panel heater. Access to loft space (Insulated and partially boarded).

Bathroom

6' 9" x 6' 5" (2.05m x 1.95m) Matching suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Tiled splashbacks. Electric heated towel rail. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

The property is approached to the front via steps and a pathway, leading to a small low maintenance garden. To the rear is an enclosed garden, which is mostly paved and also includes a greenhouse. There is an allocated parking space adjacent to the property.

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 into Pendour Park. No. 49 is located in the second cul-de-sac on the left-hand side.



LOUNGE



BEDROOM TWO



KITCHEN



BATHROOM



BEDROOM ONE



FRONT ELEVATION



VIEW FROM FIRST FLOOR



REAR GARDEN

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)



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

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Jefferys

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