

18 CASTLE VIEW, LOSTWITHIEL, PL22 0EJ



A well presented three bedroom end terrace house with no ongoing chain, set within an established cul-de-sac development on the eastern fringes of the town with superb views over Lostwithiel and towards Restormel Castle.

Accommodation Comprises:- Entrance hall, lounge, kitchen, landing, three bedrooms, bathroom, gas fired central heating, uPVC double glazing, small front garden, enclosed rear garden, block built outbuilding and a single garage.

£230,000

SITUATION

Castle View is an established development of houses constructed in the late 1970's on the eastern fringes of the town. Lostwithiel is steeped in history and renowned for its vibrant community, boasting a good range of amenities which includes a variety of shops, cafes, restaurants, public houses, professional services, dentist, and health centre. Also, a main line train station and a choice of two Primary schools. Secondary schools are available at nearby Fowey (7 miles) and Bodmin (5 miles) respectively.

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:-

Entrance Hall

Radiator. uPVC double glazed window to front elevation. Telephone point. Electric fuseboard. Stairs to first floor. Door into:-

Lounge

15' 9" x 11' 6" (4.80m x 3.50m) widening to 14' 8" (4.48m) uPVC double glazed window to front elevation. Radiator. Master telephone socket. TV aerial point. Deep built-in under stairs cupboard. Door into:-

Kitchen

14' 8" x 10' 0" (4.47m x 3.06m) Modern and comprehensive range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in electric oven and microwave. Inset four ring induction hob with stainless steel extractor over. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. Radiator. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to front elevation (Above stairwell). Access to loft space. Large built-in airing cupboard enclosing a small radiator, Worcester gas fired combination boiler and shelving. Doors to all bedrooms and bathroom.

Bedroom One

11' 6" x 9' 10" (3.50m x 2.99m) uPVC double glazed window to front elevation. Radiator. Telephone point.

Bedroom Two

10' 5" x 7' 9" (3.18m x 2.37m) uPVC double glazed window to rear elevation with views. Radiator.

Bedroom Three

7' 2" x 6' 6" (2.18m x 1.98m) uPVC double glazed window to rear elevation with views. Radiator.

Bathroom

7' 9" x 5' 3" (2.37m x 1.60m) White suite comprising:- Panelled bath with mixer shower, low level W.C and vanity wash hand basin. Part tiled walls. Chrome heated towel rail. Obscure uPVC double glazed window to side elevation.



OUTSIDE

To the front of the property is a small sloping lawn garden and steps leading down to the front entrance. To the side is a pathway and gated access to an enclosed south-west facing rear garden, laid to patio and lawn.

Outbuilding

8' 2" x 5' 9" (2.48m x 1.75m) Block built with a sloping corrugated roof. Door to front. Two windows to side.

ENERGY RATING

D (66).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading east through Lostwithiel on the A390, go past the industrial estate and take the next left into Cott Road. Turn right into Barn Park and then turn left after approximately 200 metres. Follow the road around to the left into Castle View and No.18 is located on the lower side of the development on the left-hand side which is accessed via steps and a pedestrian pathway.



LOUNGE



BEDROOM THREE



KITCHEN



BATHROOM



BEDROOM ONE



REAR ELEVATION

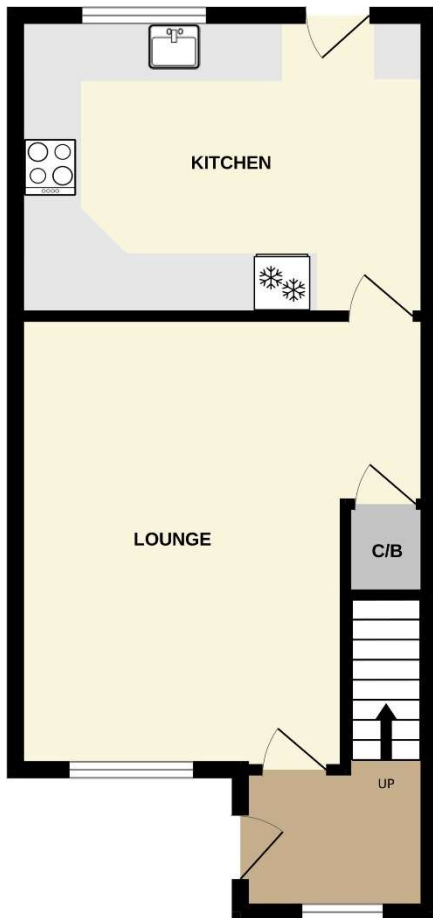


BEDROOM TWO

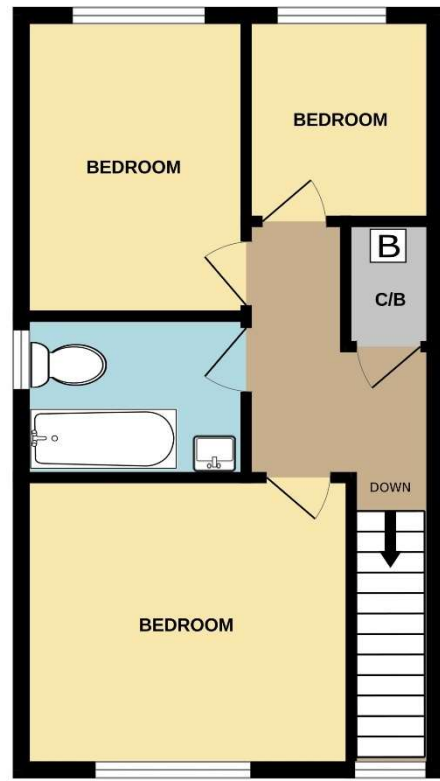


SINGLE GARAGE (EN-BLOC)

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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