

28 SUMMERS ST



2



1



1

Lostwithiel, PL22 0DH
Price: £210,000



£210,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

28 SUMMERS ST



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Tucked away in the heart of Lostwithiel, this delightful two-bedroom semi-detached home is full of charm, character, and potential. With a cosy living room featuring a log burner and plenty of original features, this property offers a warm and inviting feel from the moment you step inside.

The accommodation includes one spacious double bedroom and a second, smaller bedroom – perfect as a guest room, home office or nursery. While the property would benefit from some updating, it presents an excellent opportunity to create a unique and characterful home.

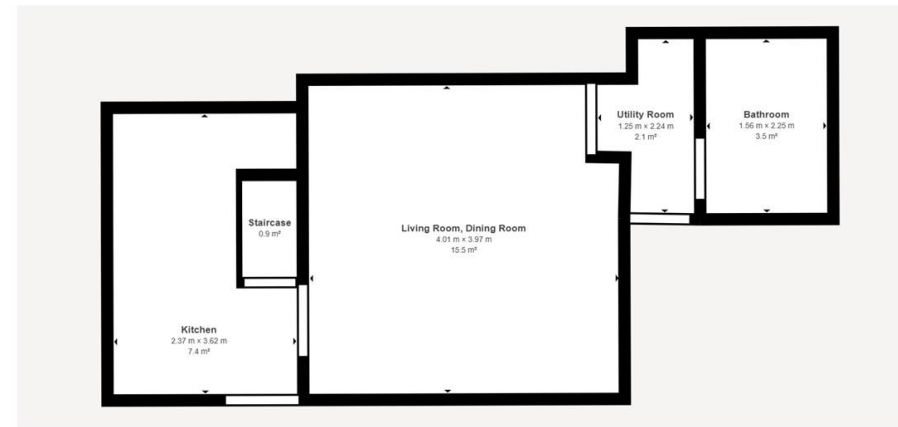
Outside, the garden has been thoughtfully landscaped by the current owners, transforming the previously steep space into three practical and well-designed levels. At the top, you'll find bin storage, raised beds, a water butt, hose connection, and a handy shed. The middle level is home to a generous summer house with an attached storage area, and at the bottom, a sunny paved seating area is complemented by further raised beds for flowers or vegetables.

Offered with no onward chain, and just a short walk from Lostwithiel's shops, pubs and river walks, this is a fantastic opportunity for anyone seeking a home with character and outdoor space in a prime location.

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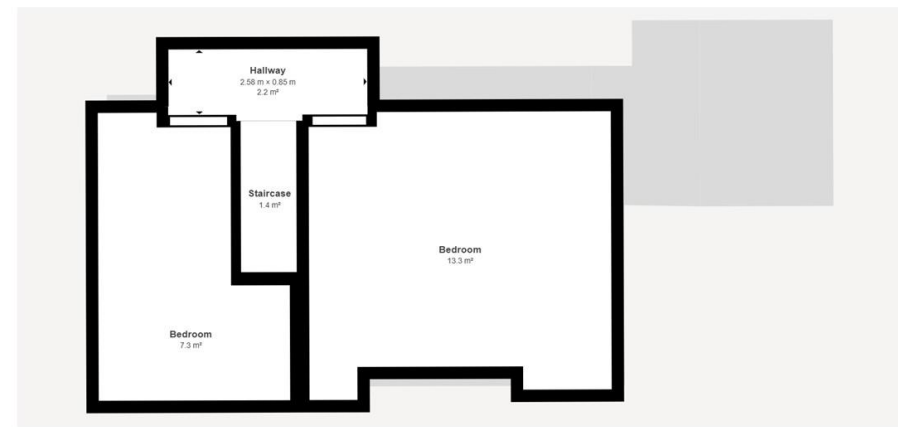
Floor One



THE PROPERTY SHOP

All sizes and Dimensions are approximate. Actual may vary.

Floor Two



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KEY FEATURES

Characterful Home With Original Features

Two Bedrooms

Cosy Living Room With Log Burner

Renovation Potential Throughout

Beautifully Landscaped, Tiered Garden

Summer House With Storage

Raised Beds, Bin Storage, Shed, Water Butt & Hose

Sunny Paved Seating Area

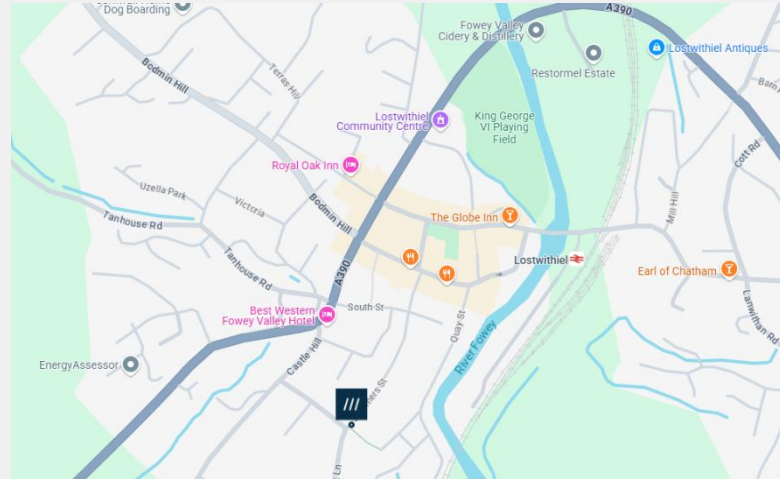
No Onward Chain

Central Lostwithiel Location

Local Authority – Cornwall Council

Council Band - B

Tenure – Freehold



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SERVICES

HEATING – ELECTRIC

WATER – MAINS

HOT WATER - SUPPLIED BY QUOOKER TANKS

SEWERAGE - MAINS



SCHOOLS

- Lostwithiel School 0.3 miles
- St Winnow CofE School 0.8 miles
- Lanlivery Primary Academy 1.5 miles

TRANSPORT LINKS

- Lostwithiel Station 0.2 miles
- Short drive to join the A30
- Short walk to Bus stop

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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