

20 THE YARD

LOSTWITHIEL






Lostwithiel

PRICE
£138,000

THE YARD

FOR SALE

PROPERTY TYPE

 Apartment


BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Lostwithiel

EPC RATING

 B

- Modern two-bedroom apartment within a Section 106 development
- Private rear garden with paved patio area
- Allocated parking space plus ample visitor parking available
- Contemporary kitchen with integrated appliances
- Light, open-plan living space with a modern finish
- Convenient town-centre location
- Close to amenities and transport links
- Energy-efficient modern build with low-maintenance living throughout



The Yard

This beautifully presented (Section 106) contemporary apartment offers a fantastic opportunity to acquire an energy-efficient home within the highly sought-after town of Lostwithiel. Stylishly designed throughout, the property combines modern living with practicality and comfort, creating an ideal space for first-time buyers, down sizers or anyone seeking a low-maintenance lifestyle.

Approached via a pleasant pathway bordered by lawned communal areas, the apartment immediately impresses with its bright and welcoming feel. The heart of the home is the impressive open-plan living space, incorporating a modern fitted kitchen with integrated appliances alongside a spacious lounge and dining area, perfectly suited for both relaxing and entertaining.

The apartment has been thoughtfully designed to maximise both light and functionality. A separate utility room provides excellent additional storage and helps maintain the sleek, uncluttered feel of the main living areas.

To the rear of the property are two well-proportioned bedrooms, both benefiting from glazed doors opening directly onto the enclosed rear garden, offering a lovely connection between indoor and outdoor living and creating the perfect setting to enjoy warmer days.

The bathroom is finished to a high standard and includes a bath with shower over along with a heated towel rail for added comfort.

Further benefits include gas central heating and an excellent EPC rating of B, ensuring the property remains highly energy efficient with lower running costs and a reduced environmental impact.

Located within easy reach of Lostwithiel's charming town centre, railway station and local amenities, this is a superb opportunity to acquire a modern and efficient home in one of Cornwall's most desirable small towns.

To arrange a viewing, please contact one of our offices in Lostwithiel, Fowey or Bodmin.



Schools: Lostwithiel Primary School, St. Winnow C of E School,
Fowey River Academy, Bodmin College

Transport Links: Lostwithiel Railway Station

Viewing: Strictly by appointment.

Directions: Sat Nav PL22 0FD

What3Words: flickers.cooks.emeralds

Local authority: Cornwall Council

Council Band: B

Tenure: Leasehold

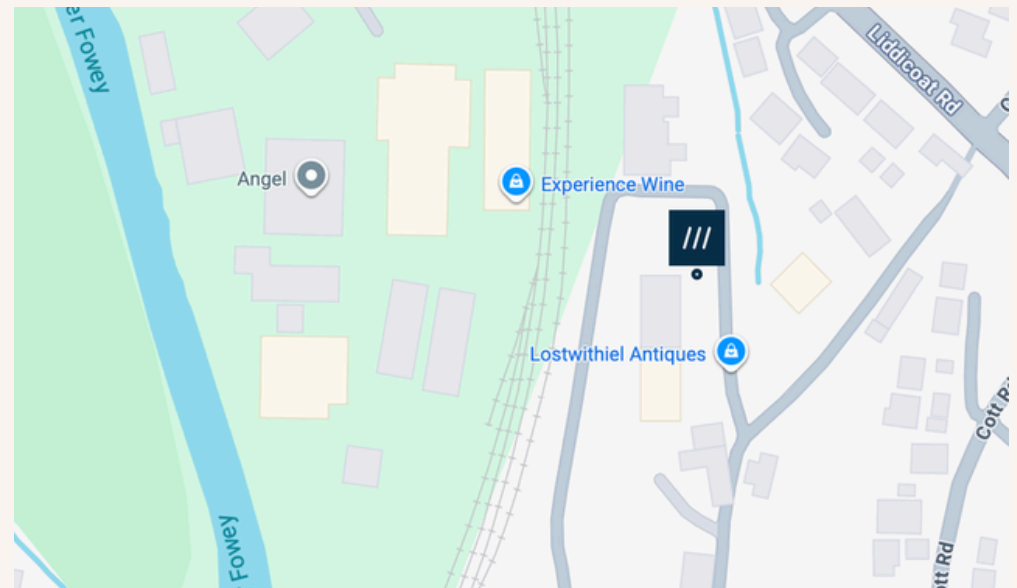
Services:

Heating – Mains Gas

Electric – Mains

Water - Mains

Sewerage- Mains



VIEW PROPERTY ONLINE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

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