

27 PENDOUR PARK, LOSTWITHIEL, PL22 0PQ



A beautifully refurbished two bedroom semi-detached house offered in superb decorative order throughout, situated within a popular cul-de-sac development on the eastern fringes of the town.

Accommodation Comprises:- Entrance porch, open plan lounge/diner, kitchen, rear hall, utility room, landing, two double bedrooms, bathroom, separate W.C, uPVC double glazing, newly installed electric heating, outside store, off-road parking, enclosed low maintenance rear garden and a six person hot tub.

£245,000

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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. uPVC double glazed door into:-



Open Plan Lounge/Diner

Lounge

11' 9" x 11' 1" (3.58m x 3.38m) uPVC double glazed window to front elevation. Fitted wood burner. Tiled floor. Wide opening to:-

Dining Area

7' 9" x 7' 5" (2.37m x 2.26m) uPVC double glazed window to front elevation. Radiator. Tiled floor. Opening to:-

Kitchen

9' 5" x 7' 5" (2.88m x 2.27m) Fitted with a stylish range of wall, base and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in double electric oven. Separate four ring induction hob with extractor over. Integrated fridge/freezer and dishwasher. Part tiled walls, Tiled floor. uPVC double glazed window to rear elevation. Door into:-

Rear Hall

Tiled floor. Deep built-in under stairs cupboard. Turning staircase to first floor. uPVC double glazed door to:-

Utility Room

6' 2" x 6' 0" (1.89m x 1.84m) Fitted rolled edge worktop. Space and plumbing for washing machine. Space for additional under-counter appliance. Part tiled walls. Tiled floor. Cupboard enclosing electric meter and consumer unit. uPVC double glazed window to rear elevation. uPVC double glazed door to outside.

FIRST FLOOR

Landing

uPVC double glazed window to rear elevation at half landing level. Radiator. Built-in airing cupboard enclosing hot water storage cylinder and shelving. Access to loft space. Doors to bedrooms, bathroom, and separate W.C.

Bedroom One

11' 2" x 9' 8" (3.40m x 2.95m) uPVC double glazed window to front elevation with superb views. Radiator.

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.88m) uPVC double glazed window to front elevation with superb views. Radiator.

Bathroom

6' 2" x 4' 9" (1.87m x 1.46m) (Plus door recess) Modern white panelled bath with Gainsborough electric shower unit and side screen. Vanity wash hand basin. Part tiled walls. Tiled floor. Electric heated towel rail. Obscure uPVC double glazed window to rear elevation.

Separate W.C

4' 6" x 2' 11" (1.37m x 0.88m) White low level W.C and corner wash hand basin. Tiled floor. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

The property has a gravelled off-road parking area to the front and a lean-to store to the side. The rear garden is arranged on two levels and designed for ease of maintenance, featuring a decking area, six person Equinox hot tub and a large patio. The garden boundaries are fenced and there is a pedestrian gate on the back.

ENERGY RATING

D (55).

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 until No.27 is identified on the left-hand side.



LOUNGE



BEDROOM ONE



DINING AREA



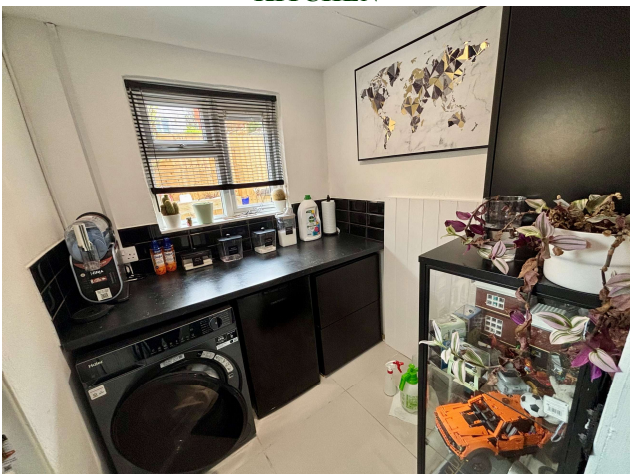
BEDROOM TWO



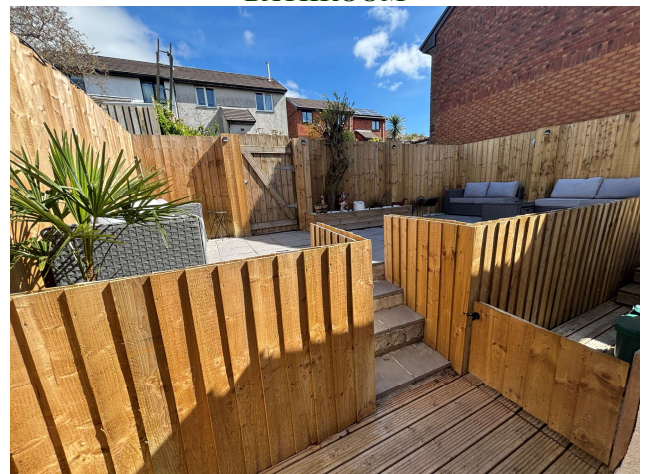
KITCHEN



BATHROOM



UTILITY ROOM

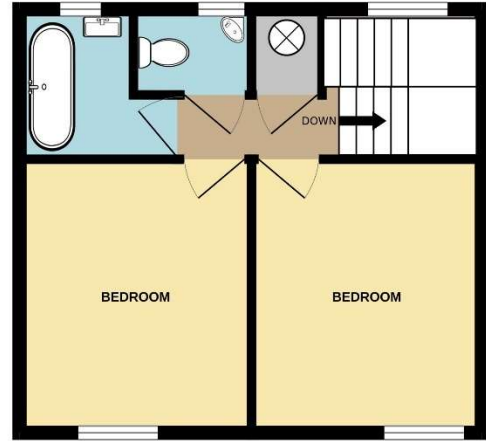


REAR GARDEN

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)

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