

## 18B NORTH STREET, LOSTWITHIEL, PL22 0EF



### **\*\* INVESTMENT OPPORTUNITY \*\***

A spacious three bedroom maisonette in the heart of the town with accommodation arranged over two upper floors and the added benefit of a private off-road parking space.

Accommodation Comprises:- Ground floor entrance hallway, first floor hallway, cloakroom, lounge, kitchen, bathroom, bedroom/reception room, second floor landing, two further bedrooms, gas fired central heating (Recently installed boiler), majority double glazing, outside store, shared rear courtyard and parking for one car.

## **£210,000**

## **SITUATION**

The property is conveniently situated in the town centre, just a short level walk from the River Fowey and a range of local amenities, including a variety of shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is also a main line train station running from Penzance to London and a purpose-built community centre.

Lostwithiel lies just a few miles from the sandy beaches of the south coast and about a fifteen-minute drive from the world renowned 'Eden Project'.

## **ACCOMMODATION (All sizes approximate):-**

### **GROUND FLOOR**

#### **Shared Entrance Hallway**

Part glazed front entrance door. Electricity meter and fuse board. Door to shared rear courtyard. Private entrance door for the property on the right-hand side with stairs rising to:-

### **FIRST FLOOR**

#### **Hallway**

Sash window to rear elevation. Telephone point. Radiator. Under stairs cupboard. Doors leading to lounge, kitchen and bedroom one/reception room. Stairs rising to second floor. Part glazed door into:-

#### **Cloakroom**

Low level W.C and wash hand basin with tiled splashback. Obscure uPVC double glazed window to side elevation. Main Eco Compact gas fired combination boiler (Installed in 2025).

#### **Lounge**

13' 4" x 13' 3" (4.06m x 4.04m) uPVC double glazed sash window to front elevation. Radiator. Picture rail. Attractive fireplace with fitted wood burning stove, marble surround and slate hearth. Built-in alcove cupboard. Telephone point.

#### **Kitchen**

9' 8" x 8' 0" (2.94m x 2.44m) Matching range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Part tiled walls. Free-standing electric cooker. Fridge/freezer. Washing machine. Radiator. Window to rear elevation.

#### **Bedroom One/Reception Room**

13' 4" x 11' 11" (4.07m x 3.62m) uPVC double glazed window to front elevation. Radiator. Feature cast iron fireplace.

#### **Bathroom**

8' 6" x 7' 10" (2.58m x 2.40m) Suite comprising:- White panelled bath with Triton electric shower over and wash hand basin. Radiator. uPVC double glazed Velux roof window. Built-in shelved cupboard. Shaver light and socket.

### **SECOND FLOOR**

#### **Landing**

Doors to two bedrooms. Access to eaves storage.

#### **Bedroom Two**

16' 10" x 11' 10" (5.12m x 3.61m) (Maximum) uPVC double glazed sash window to front elevation. Double glazed window to rear elevation. Radiator. Eaves storage.

#### **Bedroom Three**

14' 6" x 10' 4" (4.43m x 3.16m) uPVC double glazed window to front elevation. Double glazed roof window to rear elevation. Radiator. Feature cast iron fireplace. Built-in wardrobe. Eaves storage.

### **OUTSIDE**

The property offers a private parking space and a shared rear courtyard with an outside store.

### **AGENT'S NOTE**

The property will be sold with tenants in situ and is considered an ideal 'buy to let' investment opportunity, having been a successful rental property for the last 15 years.

### **TENURE**

Share of Freehold.

### **ENERGY RATING**

D(67).

### **COUNCIL TAX**

Cornwall Council. Tax Band 'A'.

### **DIRECTIONS**

Heading into Lostwithiel from the west on the A390, turn right at the traffic lights onto Fore Street. Follow the road down to the bridge and turn left at the T-junction onto North Street. Continue almost to the end of North Street and 18b is located on the right-hand side.



**LOUNGE**



**BEDROOM TWO**



**KITCHEN**



**BEDROOM THREE**



**BEDROOM ONE**



**SHARED REAR COURTYARD**



**BATHROOM**

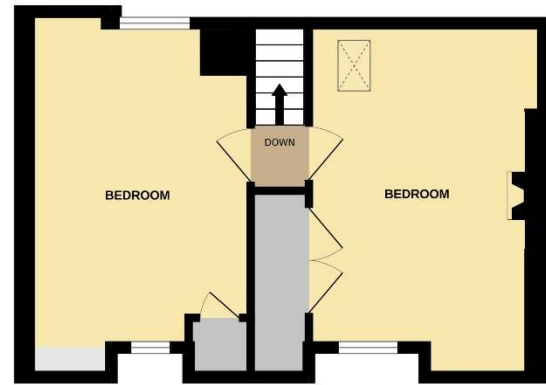


**PARKING AREA (ONE SPACE ONLY)**

1ST FLOOR



2ND 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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