4 ROSEHILL CLOSE, LOSTWITHIEL, PL22 0HH



A relatively modern three bedroom semi-detached house which requires some internal repair and updating, set within a small cul-de-sac development on the western fringes of the town.

Accommodation Comprises:- Entrance hall, cloakroom, lounge, kitchen/diner, landing, three bedrooms, bathroom, gas fired central heating, recently installed uPVC double glazing, allocated parking for two cars and an enclosed rear garden.

£190,000

SITUATION

The property occupies an elevated position on the western fringes of the town, but remains within a relatively short walking distance of the town centre. Lostwithiel is a popular Mid-Cornwall town which is steeped in history and renowned for its vibrant community. The town offers a good range of amenities which include a variety of shops, cafes, restaurants, public houses, professional services, dentist and health centre. There is a main line train station on the Penzance to London line 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
Electricity consumer unit. Door to lounge. Door into:-

Cloakroom
7' 5" x 3' 8" (2.27m x 1.12m) White low level W.C and pedestal wash hand basin with tiled splashback. Obscure uPVC double glazed window to front elevation.



Lounge
18' 3" measured into bay x 11' 1" (5.56m x 3.39m) uPVC double glazed box bay window to front elevation. Two radiators. TV aerial and telephone points. Stairs rising to first floor. Door into:-

Kitchen/Diner
14' 3" x 11' 1" (4.35m x 3.39m) (Maximum) Matching range of wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with four ring gas hob above and extractor over. Part tiled walls. Space and plumbing for washing machine. Space for a free-standing fridge/freezer. Vaillant gas fired combination boiler. Radiator. Deep under stairs cupboard. uPVC double glazed window to rear elevation. uPVC double glazed french doors opening to the rear garden.

FIRST FLOOR

Landing
Access to loft space. Doors to bedrooms and bathroom.

Bedroom One
14' 4" x 8' 0" (4.36m x 2.43m) (Maximum) uPVC double glazed window to front elevation. Radiator. Built-in cupboard with shelving.

Bedroom Two
10' 11" x 6' 11" (3.34m x 2.12m) uPVC double glazed window to rear elevation with views over the town. Radiator.

Bedroom Three
7' 9" x 7' 0" (2.35m x 2.13m) uPVC double glazed window to rear elevation with views over the town. Radiator.

Bathroom
7' 10" x 6' 1" (2.38m x 1.86m) White suite comprising:- Panelled bath with mixer shower and side screen, low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Shaver light and socket. Obscure uPVC double glazed window to side elevation.



OUTSIDE
The property benefits from allocated off-road parking for two cars. A pedestrian gate opens to an enclosed rear garden which is laid to lawn and patio area with fenced boundaries.

ENERGY RATING
C (77).

SERVICES
Mains electricity, gas, water and drainage.

COUNCIL TAX
Cornwall Council. Tax Band 'B'.

DIRECTIONS
Heading west from Lostwithiel on the A390, proceed part way up the main hill out of town and Rosehill Close is located on the left-hand side.



LOUNGE



BEDROOM TWO



KITCHEN



BEDROOM THREE



DINING AREA



BATHROOM

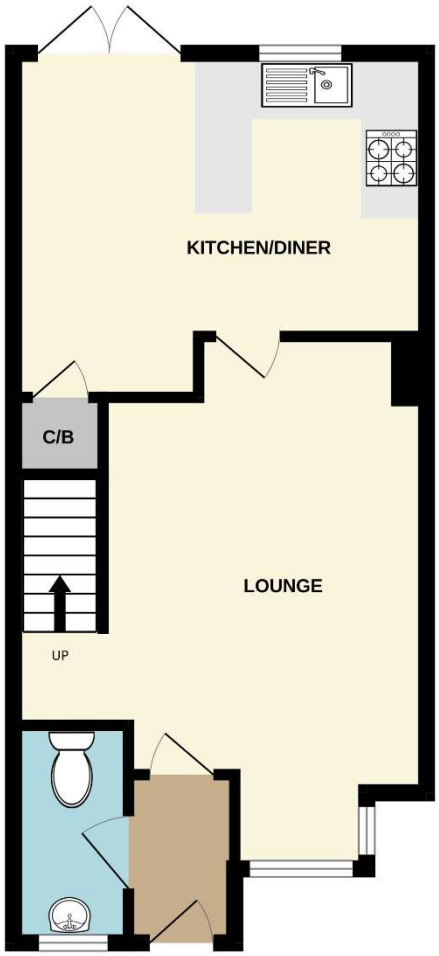


BEDROOM ONE

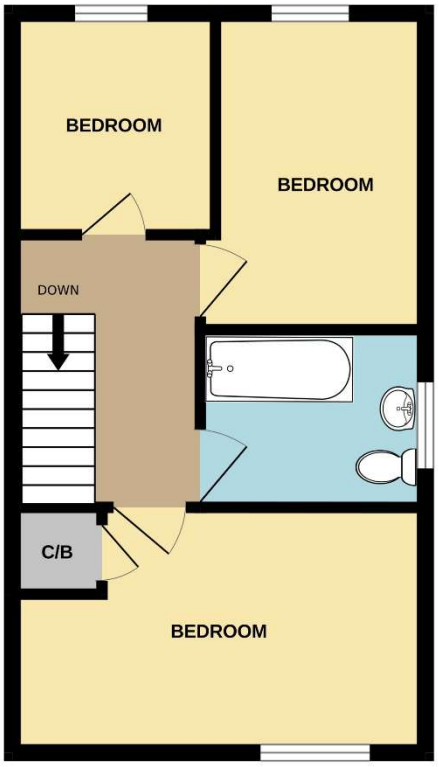


REAR GARDEN

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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