

## **22 UZELLA PARK, LOSTWITHIEL, PL22 0BB**



**A two bedroom mid-terrace house with no ongoing chain, situated within a popular cul-de-sac development just a short level walk from the town centre.**

**Accommodation Comprises:- Lounge/diner, kitchen, landing, two double bedrooms, shower room, wood effect uPVC double glazing, gas fired central heating, enclosed rear garden and an allocated parking space.**

# **£210,000**

## SITUATION

The ancient stannary town of Lostwithiel is steeped in history and renowned for its vibrant community, offering a good range of amenities including a variety of shops, cafes, restaurants, public houses, professional services, two primary schools, dentist and health centre. There is also a main line train station on the Penzance to London line and a purpose-built community centre. Lostwithiel lies just a few miles from the south coast and about a fifteen-minute drive from the world renowned 'Eden Project'.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Composite front entrance door opening into:-



#### Lounge/Diner

18' 8" x 12' 0" (5.69m x 3.65m) uPVC double glazed window to front elevation. Radiator. TV aerial and telephone points. Turning staircase to first floor. Door into:-



#### Kitchen

12' 0" x 9' 4" (3.65m x 2.85m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space for electric cooker. Space for fridge/freezer. Part tiled walls. Radiator. Deep under stairs cupboard with electric meter and consumer unit. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to rear garden.

### FIRST FLOOR

#### Landing

Access to loft space. Doors to bedrooms and shower room.

#### Bedroom One

12' 7" x 12' 0" (3.83m x 3.65m) Two uPVC double glazed windows to front elevation. Radiator.

#### Bedroom Two

11' 11" x 9' 4" (3.64m x 2.85m) uPVC double glazed window to rear elevation. Radiator. Built-in cupboard housing a Worcester Greenstar 1000 gas fired condensing combi boiler (Installed in 2025 with a 5 year warranty).

#### Shower Room

8' 11" x 5' 0" (2.71m x 1.53m) Single shower cubicle with mains fed shower and tiled surround. White low level W.C and pedestal wash hand basin. Part tiled walls. Radiator.

### OUTSIDE

The property is approached to the front via a wooden gate, opening to a pathway and a small garden. To the rear is an enclosed garden with fenced and hedge boundaries. An allocated parking space is located within the nearby residents parking area.

### COUNCIL TAX

Cornwall Council. Tax Band 'B'.

### DIRECTIONS

Approaching Lostwithiel from the west on the A390, continue down the hill into the town and take the first left-hand turning into Tanhouse Road. Proceed until Uzella Park is identified on the right-hand side and No.22 is located within the front terrace that faces the stream.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### ENERGY RATING





**LOUNGE/DINER**



**OVERVIEW OF GARDEN FROM FIRST FLOOR**



**KITCHEN**



**SHOWER ROOM**



**BEDROOM ONE**



**REAR GARDEN**



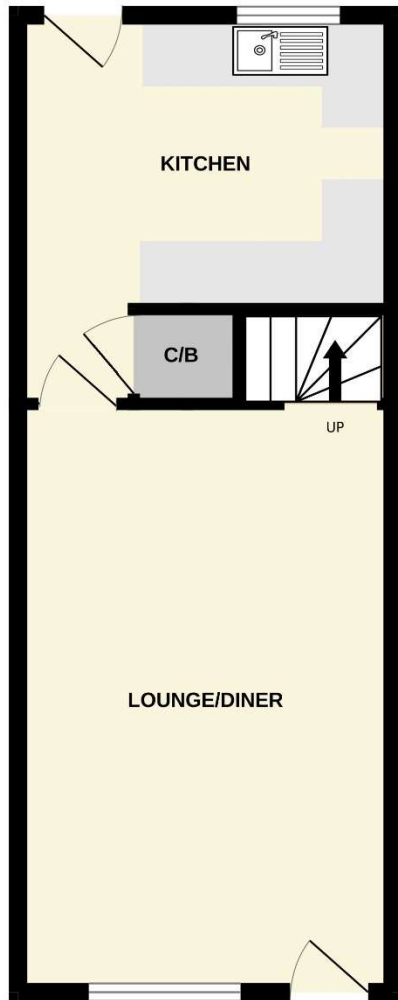
**BEDROOM TWO**



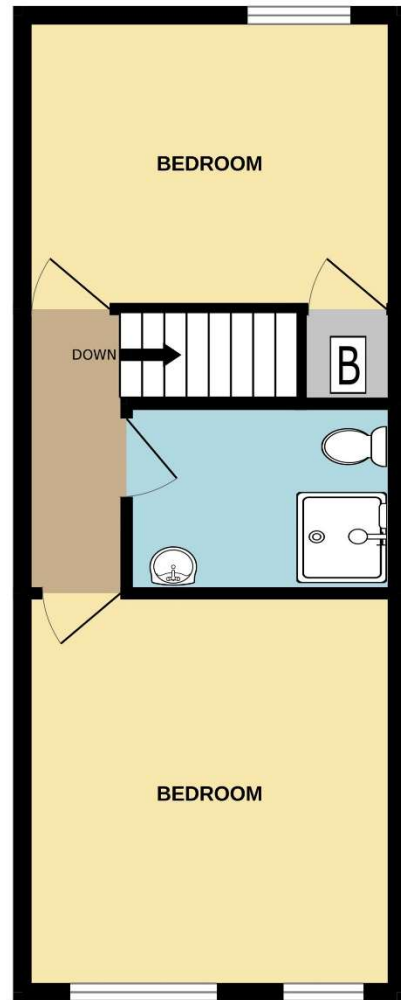
**REAR ELEVATION**



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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**Jefferys**

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