

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



**A two bedroom mid terrace house of timber frame construction 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, modern kitchen, rear porch, landing, two bedrooms, bathroom, double glazing, gas fired central heating, south facing front garden, rear patio garden and a single garage.**

**£135,000**

## SITUATION

Uzella Park is an established residential cul-de-sac development not far from the town centre. 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

Front entrance door opening into:-

### Lounge/Diner

21' 7" x 11' 7" (6.58m x 3.54m) (Maximum) Double glazed window to front elevation. Radiator. Telephone point. Under stairs storage. Stairs to first floor. Multi-pane door into:-



### Kitchen

11' 7" x 9' 8" (3.54m x 2.95m) Modern range of shaker style wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with inset four ring hob above and stainless steel extractor over. Space and plumbing for washing machine. Space for under-counter fridge. Part tiled walls. Electric meter and consumer unit. Built-in under stairs cupboard. Radiator. Double glazed window to rear elevation. Part glazed door to:-

### Rear Porch

11' 4" x 6' 0" (3.45m x 1.84m) Radiator. uPVC double glazed window to rear elevation. uPVC double glazed door to rear garden.

## FIRST FLOOR

### Landing

Access to loft space. Built-in cupboard. Doors to bedrooms and bathroom.

### Bedroom One

12' 7" x 11' 8" (3.84m x 3.55m) Double glazed window to front elevation. Radiator. Telephone point. Built-in double wardrobe.

### Bedroom Two

10' 0" x 9' 7" (3.04m x 2.93m) (L-shape maximum) Double glazed window to rear elevation. Radiator. Built-in double wardrobe housing a Vaillant gas fired combination boiler.

### Bathroom

7' 5" x 6' 0" (2.26m x 1.82m) White suite comprising:- Panelled bath with Mira Sport electric shower over, low level W.C and pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.



## OUTSIDE

To the front is a south facing garden which is mostly laid to lawn with a pathway leading to the front door. To the rear is an enclosed patio garden with gated access to the rear footpath and there are steps leading up to the single garage.

### Single Garage

(Not measured). Metal roller door to front.

## AGENTS NOTE

Due to the single skin timber frame construction, we believe that the property may be deemed unsuitable for mortgage lending purposes. Interested parties are therefore advised to make their own enquiries.

## ENERGY RATING

C (75).

## 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. Follow the footpath that runs along the front of the development until No.19 is identified on the right-hand side.



**LOUNGE/DINER**



**BEDROOM TWO**



**MODERN KITCHEN**



**BATHROOM**



**REAR PORCH**



**REAR PATIO GARDEN**

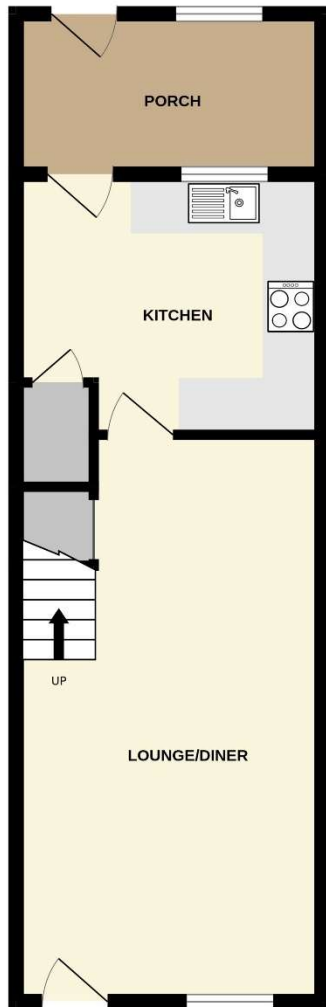


**BEDROOM ONE**

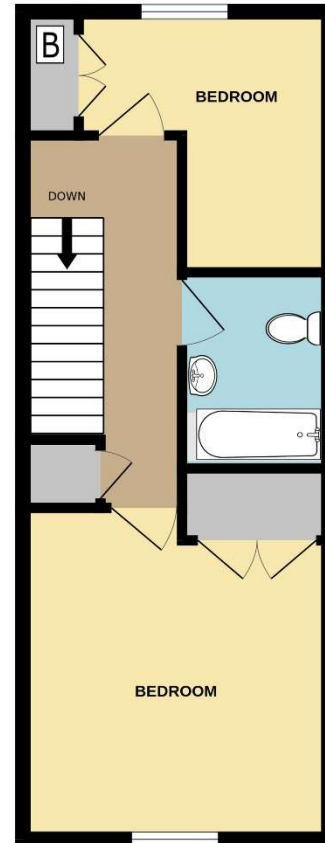


**SINGLE GARAGE**

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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