

## 29 NORTH STREET, LOSTWITHIEL, PL22 0EF



**A delightful two bedroom mid terrace cottage and recently refurbished throughout, boasting a convenient position in the heart of the town with easy access to local amenities.**

**Accommodation Comprises:- Open plan living room/kitchen, utility room, landing, two bedrooms, shower room, gas fired central heating, double glazing (Where stated) and a sheltered sitting area to the rear.**

# £225,000

## SITUATION

The cottage offers a central location in the town, just a short level walk from the River Fowey and a range of local amenities, including a variety of shops, 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. 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:-



### Open Plan Living Room/Kitchen

21' 3" x 13' 0" (6.48m x 3.96m) narrowing to 12' 3" (3.74m) uPVC double glazed window to front elevation and sash window to rear elevation. Stone fireplace with inset solid fuel stove and slate hearth. Beamed ceiling. Laminate floor. Two radiators. Built-in cupboard with glazed door. Telephone and TV aerial points. Boxed gas meter, electric meter and consumer unit. The kitchen is fitted with a stylish range of wall, base and drawer units with worktops and breakfast bar. Inset Belfast sink with mixer tap. Built-in Zanussi single electric oven with four ring induction hob above and stainless steel extractor over. Integrated dishwasher. Part tiled walls. Turning open tread staircase to first floor. Doorway into:-

### Utility Room

7' 7" x 4' 8" (2.30m x 1.43m) Baxi gas fired combination boiler. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Part tiled walls. Double glazed window to side elevation. Obscure uPVC double glazed door to outside. Part obscure glazed door to a sheltered sitting out area.

## FIRST FLOOR

### Landing

uPVC double glazed skylight window. Access to loft space. Doors leading to bedrooms and shower room.

### Bedroom One

11' 4" x 7' 9" (3.45m x 2.37m) uPVC double glazed window to front elevation. Radiator. Built-in double wardrobe.

### Bedroom Two

9' 7" x 8' 9" (2.91m x 2.67m) (Measured to front of wardrobes) uPVC double glazed window to rear elevation. Radiator. Range of built-in wardrobes. Recess with TV aerial point

### Shower Room

7' 11" x 3' 11" (2.41m x 1.20m) Large walk-in shower cubicle with sliding door and tiled surround. White low level W.C and vanity wash hand basin. Part tiled walls. Chrome heated towel rail. Extractor fan. Shaver socket.



## OUTSIDE

To the rear of the cottage is a sheltered open fronted sitting area with a sloping perspex roof and tiled floor.

## AGENTS NOTE

The property enjoys a pedestrian right of way through the rear courtyard garden of a neighbouring property.

## COUNCIL TAX

Cornwall Council. Tax Band 'B'.

## DIRECTIONS

Heading into Lostwithiel from the west on the main A390, turn right at the traffic lights into Fore Street. Follow the road down to the bridge and turn left at the T-junction into North Street. Continue for approximately 50 yards and the cottage is on the right-hand side.



**LIVING AREA**



**BEDROOM TWO**



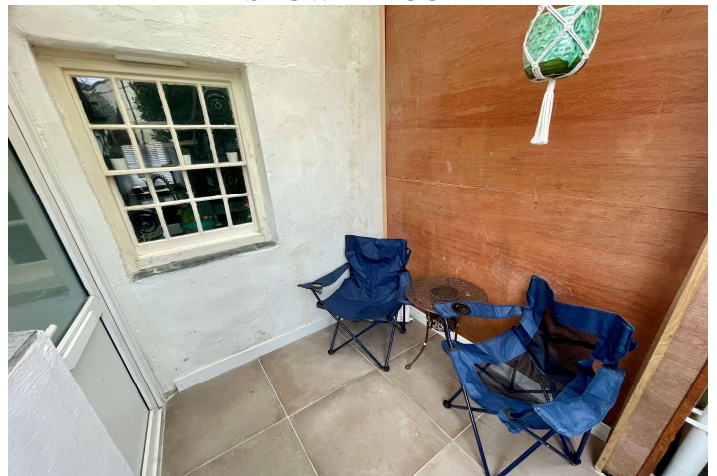
**KITCHEN**



**SHOWER ROOM**



**UTILITY ROOM**



**SHELTERED SITTING AREA**

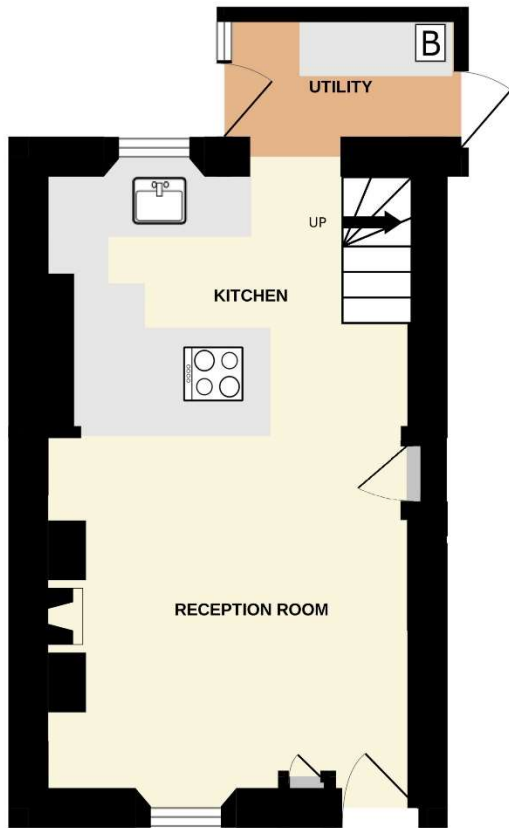


**BEDROOM ONE**

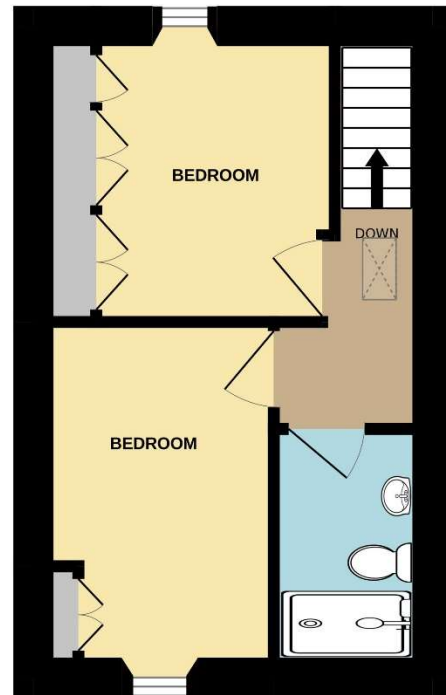
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		→
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	→	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales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

**ENERGY RATING**

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)**

Members of the NAEA



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