

9 CHURCH LANE, LOSTWITHIEL, PL22 0EQ



An opportunity to purchase a four bedroom townhouse requiring extensive renovation, boasting a popular location in the heart of the town and convenient to local amenities.

Accommodation Comprises:- Entrance lobby, lounge, dining room, Inner hall, kitchen, ground floor shower room, rear porch, four bedrooms, store room, electric heating (night storage/panel heaters), outside W.C, enclosed rear garden and two dilapidated stores.

£180,000

SITUATION

The property is located just behind St Bartholomew's Church in the centre of 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

Part obscure glazed door opening into:-

Entrance Lobby

Electric consumer unit and meter. Sliding door to dining room. Door into:-

Lounge

14' 0" x 8' 9" (4.26m x 2.66m) (Maximum) Sash windows to front and side elevation. Tiled open fireplace. Night storage heater.



Dining Room

11' 11" x 11' 11" (3.63m x 3.62m) Sash window to front elevation. Night storage heater. Built-in cupboard with sliding doors. Doorway to:-

Inner Hall (Split Level)

Stairs to first floor. Steps and doorway to:-

Kitchen

12' 1" x 8' 6" (3.68m x 2.59m) Belfast sink and drainer. Electric water heater. Electric cooker connection point. Electric panel heater. uPVC double glazed window to side elevation. Door to rear porch. Door to:-

Shower Room

8' 10" x 2' 11" (2.68m x 0.89m) Walk-in shower with Mira Advance electric shower unit and tiled surround. White low level W.C and wash hand basin. Electric water heater.

Rear Porch

Door to rear garden.

FIRST FLOOR

Landing

Doors to two bedrooms. Steep staircase to second floor.

Bedroom One

14' 7" x 11' 3" (4.45m x 3.44m) Sash window to front elevation. Night storage heater. Multi-pane internal window. Built-in under stairs cupboard.

Bedroom Two

14' 0" x 9' 2" (4.26m x 2.79m) Sash window to front elevation. Night storage heater.

SECOND FLOOR

Landing

Doors to two bedrooms.

Bedroom Three

15' 0" x 10' 1" (4.58m x 3.07m) Sash window to front elevation. Internal window. Electric panel heater.

Bedroom Four

11' 3" x 8' 8" (3.43m x 2.65m) Sash window to front elevation. Night storage heater. Electrical panel heater. Door into:-

Store Room

11' 3" x 6' 10" (3.42m x 2.09m) Electric panel heater. Access to loft with exposed beams.



OUTSIDE

The property has an enclosed rear garden with walled boundaries, an outside W.C and two dilapidated garden stores.

ENERGY RATING

Band E(44).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

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 until the property is identified on the left-hand side, just after the church on the junction to Church Lane.



LOUNGE



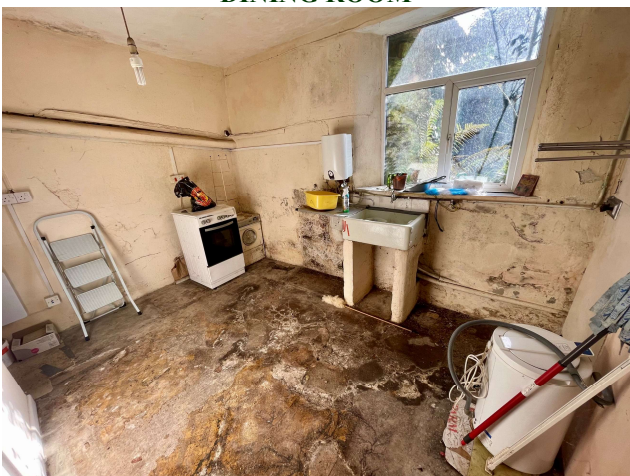
BEDROOM TWO



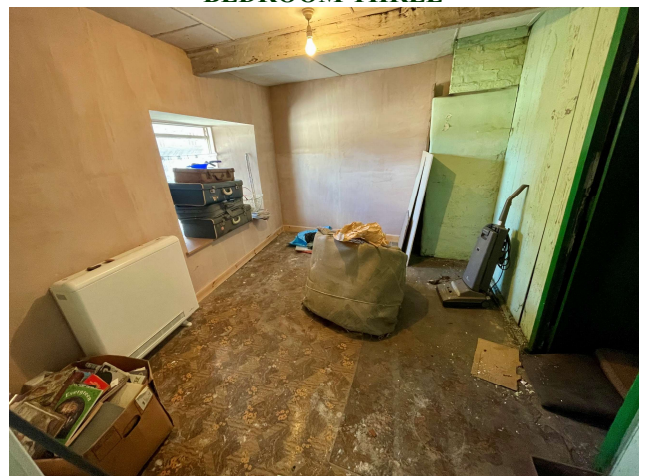
DINING ROOM



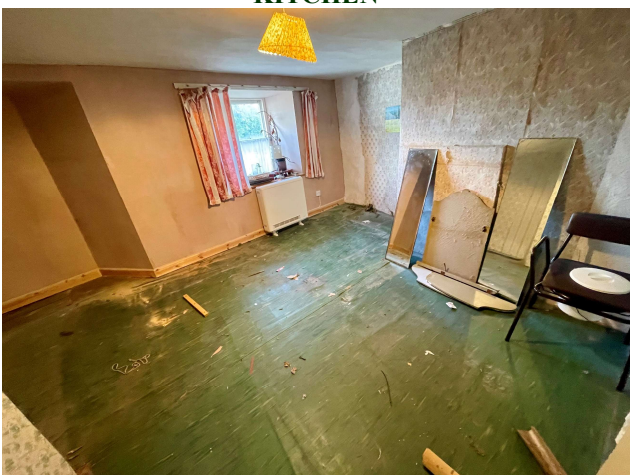
BEDROOM THREE



KITCHEN



BEDROOM FOUR



BEDROOM ONE



REAR GARDEN

GROUND FLOOR



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)

Members of the NAEA



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