

# HIGHFIELD, LIDDICOAT ROAD, LOSTWITHIEL, PL22 0HE



**An older individual style two bedroom detached bungalow with no ongoing chain, occupying a non-estate location on the eastern fringes of the town.**

**Accommodation Comprises:- Entrance hall, lounge, kitchen/diner, small lobby, two double bedrooms, shower room, separate W.C, uPVC double glazing, gas fired central heating, detached car port, attached garden store, tarmacadam driveway and a secluded garden.**

**£350,000**



## SITUATION

The property is set back just off the main road on the outskirts of the town. Lostwithiel 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):-

### Covered Entrance Porch

Accessed via a decked ramp with balustrade. Obscure uPVC double glazed front entrance door opening into:-

### Entrance Hall

Radiator. Access to loft space. Built-in cloak cupboard. Built-in airing cupboard with shelving. Master telephone socket. Doors leading off.

### Lounge

20' 8" x 11' 11" (6.29m x 3.63m) (Excluding bay) Dual aspect room with uPVC double glazed bay window to front elevation (Countryside views) and uPVC double glazed window to side elevation. Two radiators. Fireplace (Currently blocked up). TV aerial point. Picture rail. Door to:-

### Kitchen/Diner

11' 11" x 10' 11" (3.62m x 3.33m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Space for a free-standing cooker with gas and electric connection points. Space and plumbing for washing machine. Part tiled walls. Radiator. Dado rail. Extractor fan. Shelved pantry with sliding door. uPVC double glazed window to rear elevation. Doorway to:-

### Small Lobby

Obscure uPVC double glazed door to outside. Built-in cupboard with Worcester gas fired combination boiler, gas meter, electric meter and consumer unit.

### Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m) Dual aspect room with uPVC double glazed windows to front (Countryside views) and side elevations. Radiator. TV aerial point.

### Bedroom Two

11' 11" x 11' 3" (3.63m x 3.44m) Dual aspect room with uPVC double glazed windows to rear and side elevations. Radiator. Telephone point. Large built-in wardrobes with sliding doors.

### Shower Room

6' 6" x 5' 7" (1.97m x 1.69m) Double shower cubicle with mains fed Mira shower and tiled surround. White pedestal wash hand basin. Part tiled walls. Radiator. Shaver light and socket. Obscure uPVC double glazed window to rear elevation.

### Separate W.C

White low level W.C. Obscure uPVC double glazed window to rear elevation.

## OUTSIDE

The property is approached from the main road via a shared driveway leading to a tarmac driveway with parking for two cars and a detached car port. A pathway leads to a generous private lawn garden with various mature trees and hedge borders.

### Detached Car Port

19' 8" x 11' 10" (6m x 3.60m) Timber construction with a pitched slate roof and concrete base. Light and power supply. Attached Garden Store (Accessed from the garden).



SOUTH FACING VIEWS



SIDE ASPECT



LAWN GARDEN

## ENERGY RATING

D(61).

## COUNCIL TAX

Cornwall Council. Tax Band 'C'.

## DIRECTIONS

Coming into Lostwithiel on the A390 from the west, go through the traffic lights and continue on the main road for approximately quarter of a mile until Highfield is identified on the right-hand side. The property is located between the junctions of Cott Road and Grenville Road.





**LOUNGE**



**SHOWER ROOM**



**KITCHEN/DINER**



**FRONT ASPECT AND DRIVEWAY**



**BEDROOM ONE**



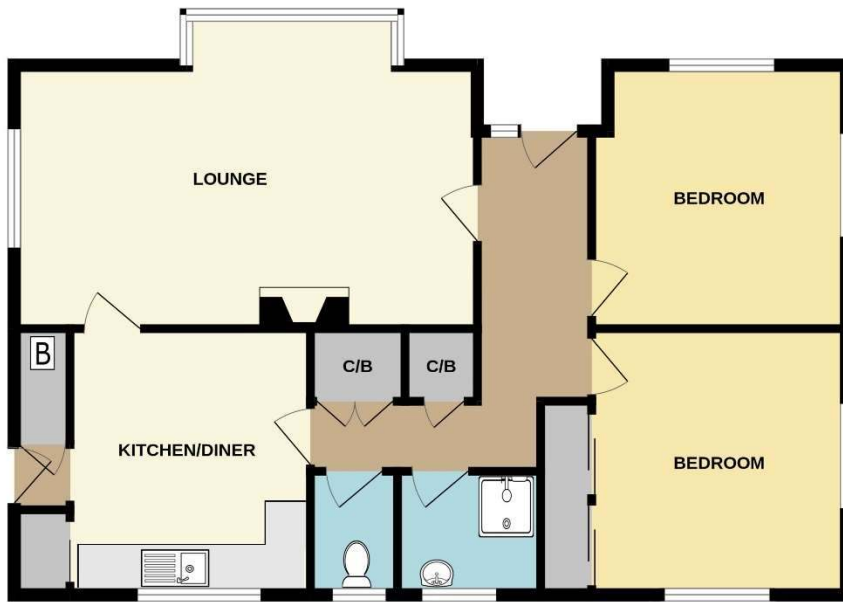
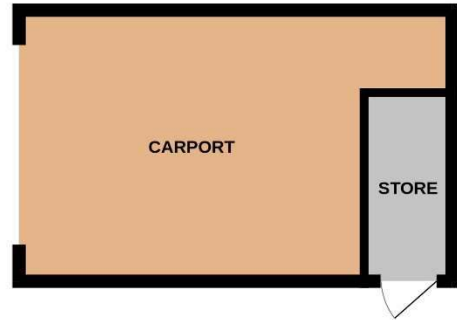
**CAR PORT**



**BEDROOM TWO**



**PRIVATE GARDEN**



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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