

## 12 REEDS PARK, LOSTWITHIEL, PL22 0HF



**A spacious three bedroom detached bungalow offered with no ongoing chain, boasting a secluded position within a sought-after cul-de-sac development on the eastern side of the town.**

**Accommodation Comprises:- Hallway, lounge, dining room, sun room, kitchen, rear porch/utility area, three double bedrooms, bathroom, gas fired central heating, double glazing (where stated), integral garage, driveway parking for several cars, front garden, generous rear garden with countryside views, garden store (block built) and greenhouse.**

**£400,000**



## SITUATION

The property is located within an established development of just 18 detached properties on the eastern side of the town. Lostwithiel is a popular Mid-Cornwall town which 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

Obscure uPVC double glazed front entrance door opening into:-

### Hallway

Telephone point. Built-in cloak cupboard with double doors. Radiator. Access to loft space (Pull down ladder and fully insulated). Built-in airing cupboard enclosing a factory insulated hot water storage cylinder and shelving. Doors leading off.

### Lounge

14' 1" x 13' 11" (4.29m x 4.24m) Large uPVC double glazed window to front elevation. Radiator. Mock fireplace with electric fire. Obscure glazed sliding patio door opening to:-

### Dining Room

10' 0" x 9' 5" (3.04m x 2.86m) (Maximum) Radiator. uPVC double glazed window to rear elevation. Doorway to kitchen. Part glazed double doors to:-

### Sun Room

8' 7" x 6' 9" (2.62m x 2.07m) uPVC double glazed windows to rear and side elevations with countryside views. Part glazed door opening to integral garage.

### Kitchen

14' 10" x 9' 11" (4.52m x 3.02m) Matching range of shaker style wall, base and drawer units with rolled edge worktops. Inset ceramic sink and drainer with mixer tap. Built-in electric double oven with separate four ring gas hob and extractor over. Space for fridge/freezer. Space for under-counter appliance. Chrome heated towel rail. Electric consumer unit. Service hatch. Single glazed window to rear elevation. Part glazed door to:-

### Rear Porch/Utility Area

10' 6" x 5' 11" (3.21m x 1.81m) Block walls with with uPVC double glazed window surround and door to garden. Sloping polycarbonate roof. Belfast sink. Space and plumbing for washing machine.

### Bedroom One

12' 11" x 10' 8" (3.94m x 3.26m) uPVC double glazed window to front elevation. Radiator. Telephone point.

### Bedroom Two

13' 3" x 9' 10" (4.04m x 2.99m) uPVC double glazed window to rear elevation with countryside views. Radiator.

### Bedroom Three

10' 8" x 9' 10" (3.26m x 3m) uPVC double glazed window to front elevation. Radiator.

### Bathroom

9' 11" x 7' 8" (3.01m x 2.33m) Suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Separate corner shower cubicle. Part tiled walls. Radiator. Dimplex electric fan heater. Obscure uPVC double glazed window to rear elevation.



REAR GARDEN



REAR ELEVATION

## OUTSIDE

To the front of the property is a sloping lawn garden with mature bushes, trees and flowerbed borders. Adjoining the garden is a long tarmac driveway with room for several cars. There is access to either side of the property leading to a private south-west facing rear garden laid partly to lawn, numerous raised beds, vegetable garden, greenhouse and a **Block-Built Garden Store** (2.07m x 1.63m). The rear garden enjoys a pleasant outlook with distant countryside views.

### Integral Garage

16' 7" x 9' 1" (5.06m x 2.77m) Metal up and over door to front. Light and power connected. Small loft hatch. Potterton gas fired combination boiler. Window and door to rear.

## ENERGY RATING

D(68).

## COUNCIL TAX

Cornwall Council. Tax Band 'D'.

## DIRECTIONS

Coming into Lostwithiel on the A390 from the west, go through the traffic lights and stay on the main road for approximately quarter of a mile. Turn right into Cott Road (signposted for Lerryn) and take the next left into Reeds Park. No.12 is located on the right-hand side towards the end of the cul-de-sac.





**LOUNGE**



**BEDROOM ONE**



**DINING ROOM**



**BEDROOM TWO**



**SUN ROOM**



**BEDROOM THREE**



**KITCHEN**



**BATHROOM**



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024

**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**

Members of the NAEA



**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.