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# 1 QUAY STREET LOSTWITHIEL, PL22 0BS

A SPACIOUS AND WELL PRESENTED TWO STOREY MAISONETTE HIDDEN AWAY IN THE HEART OF LOSTWITHIEL WITH CHARACTER FEATURES, TWO DOUBLE BEDROOMS AND BALCONY OFFERING LOVELY VIEWS OF THE RIVER.

## \*INVESTMENT BUYERS ONLY\*

- ENTRANCE HALL • OPEN PLAN KITCHEN/DINING ROOM
- LARGE SITTING ROOM WITH WOODBURNER AND BALCONY
- TWO DOUBLE BEDROOMS • FAMILY BATHROOM • DOUBLE GLAZING • DUAL ZONE CENTRAL HEATING SYSTEM
- TOWN CENTRE LOCATION • LOVELY RIVER VIEWS •



PRICE: £ 225,000

1 Quay Street is a well presented two bedroom maisonette boasting many character features and a balcony offering wonderful views over the River Fowey.

The property is spacious and full of light, situated in a very private position, yet within a friendly community with all the amenities of this very popular town right on your doorstep. Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive towns. There are shops which cater for most day to day needs, together with a community centre, doctors surgery and modern dental practice.

The town also boasts a mainline railway station with a regular service to London Paddington. There are good road links to the motorway system via the A38/A30.

A viewing is considered essential to appreciate all this property has to offer.

#### THE ACCOMMODATION (WITH APPROXIMATE SIZES SHOWN ON FLOORPLAN) ARE AS FOLLOWS:

**GROUND FLOOR:** Front door to entrance hall with door to large storage room extending to under the stairs and stairs to first floor.

#### OPEN PLAN KITCHEN/DINING AREA:

Kitchen area: Windows to front and rear. Fitted kitchen with matching wall mounted and base units comprising both cupboards and drawers with worktops over. Steel sink and drainer unit with cupboard under. Tiled splashbacks. Built-in oven with ceramic hob above. Space and plumbing for washing machine and space for undercounter fridge. Beamed ceiling.



Dining area: Central heating radiator. Space for dining table and chairs. Doors to bedrooms and bathroom. Pantry/ storage cupboard. Stairs to second floor. Beamed ceiling.

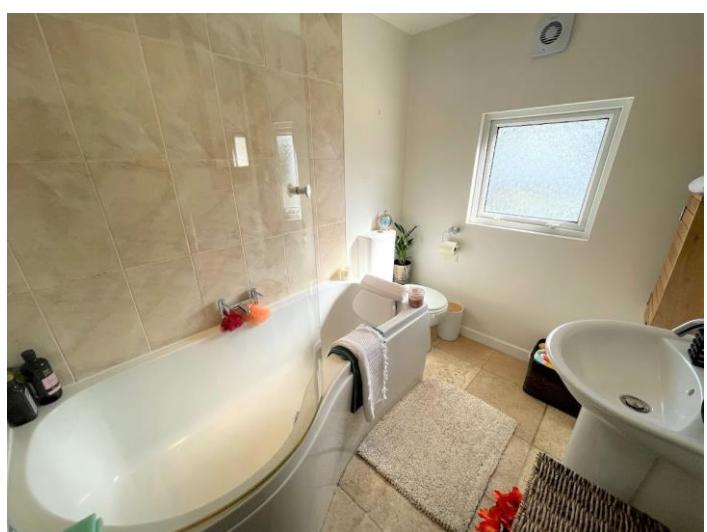


**BEDROOM ONE:** Central heating radiator. Window to rear. Space for double bed and other bedroom furniture



**BEDROOM TWO:** Central heating radiator. Window to front. Space for double bed and other bedroom furniture

**FAMILY BATHROOM:** Tiled floor and wall. Obscured window to rear. White suite comprising wash hand basin, WC and curved P-shaped bath. Chrome heated towel rail. Extractor fan.



Stairs from kitchen/dining area to:

**ATTIC ROOM/SITTING ROOM:** A stunning and spacious room with exposed beams, wood burner, surround sound wiring installed and a fantastic balcony with bi-fold doors bringing the outside in and benefitting from great views across the River Fowey to Brunel Quays.



**EPC RATING: D**

**COUNCIL TAX BAND: B**

**TENURE:** Freehold. Shop below the property is on a 999 year lease with peppercorn rent – please ask for further details.

**AGENTS NOTE:** The property is currently let on a 12-month fixed Assured Shorthold Tenancy until 3<sup>rd</sup> August 2022. The property is currently receiving a rental income of £800 per calendar month.



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**TOTAL APPROX. FLOOR AREA 1227 SQ.FT. (114.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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