

2 THE TOWERHOUSE



Albert Terrace,
Lostwithiel, PL22 0AF
Price: £140,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

2 THE TOWERHOUSE



Albert Terrace,
Lostwithiel, PL22 0AF
Price: £140,000

what3words////- chipper.downward.brisk

2 The Towerhouse is a spacious two-bedroom maisonette set within an impressive Grade II listed building in the heart of Lostwithiel with no onward chain. The original chapel dates back to Victorian times and was converted to residential dwellings in the early 1990's.

Lostwithiel town centre is only a short walk from the property with a range of shops catering for day-to-day amenities. The town is well known as an antique centre and there are a number of popular pubs/restaurants. There is a main line railway station with a regular service to London Paddington. The A390 is close at hand and offers excellent communication links to the remainder of the Country.

The Property

A communal gate and pathway lead to a shared entrance door for No.2 and No.3, this opens into a shared entrance hall with a window to the side elevation, stairs to first floor, cupboard under the stairs containing electric meters/fuses and front door to No.2.

The front door opens out into the kitchen, fitted with a range of modern units with work surfaces over and matching wall mounted units. Inset stainless steel sink and drainer unit with cupboards under, integrated 'Bosch' stainless steel electric oven and separate four ring electric hobs. Door leads through to the large Living/Dining Room, with impressive high ceilings, exposed wooden floorboards, feature fireplace, door and window to outside and stairs up to the first-floor landing.

On the first-floor landing, a velux window provides great natural light, large airing cupboard containing boiler and loft access to spacious loft space. Doors off to the two bedrooms and bathroom. The Bathroom comprises a white suite with pedestal wash hand basin, WC and panel bath.



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

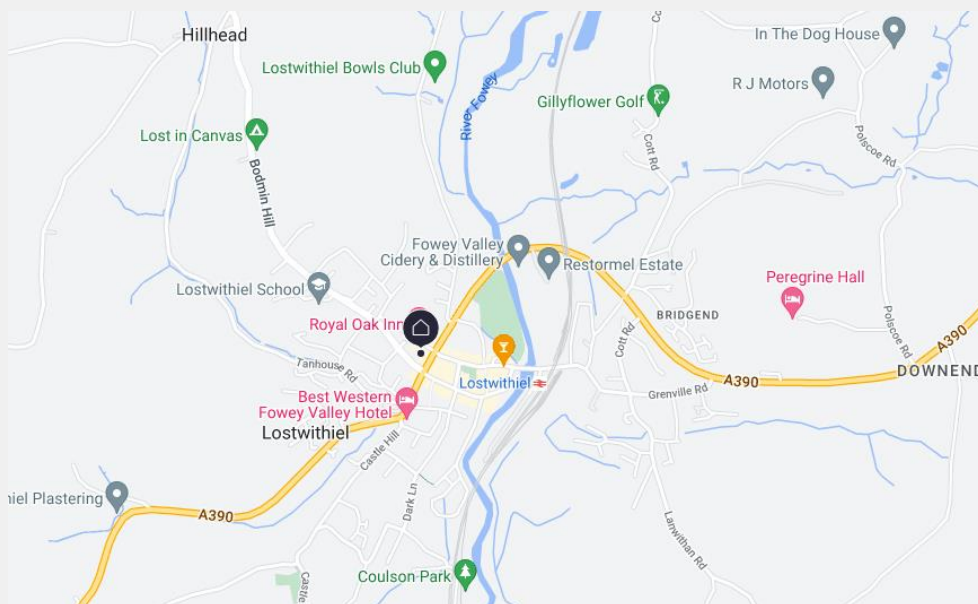
2 THE TOWERHOUSE



Albert Terrace,
Lostwithiel, PL22 0AF
Price: £140,000

KEY FEATURES:

- Kitchen
- Living Room/Dining Room
- Two Bedrooms
- Bathroom
- Town Centre Location



Schools –

- Lostwithiel School 0.2 miles
- St Winnow CofE School 0.8 miles
- Lanlivery Primary Academy 1.5 miles
- Red Moor School 1.6 miles

Transport links –

- Lostwithiel Station 0.2 miles
- Bodmin Parkway Station 2.6 miles
- Luxulyan Station 3.6 miles

SERVICES

Heating - Gas Central Heating

Water - Mains

Sewerage – Mains

Local Authority:

Council Tax band: B

Tenure:

- Leasehold with a share of the Freehold
- 999 Year Lease, commencing in 1994
- Internal management company
- Currently £70 a month maintenance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

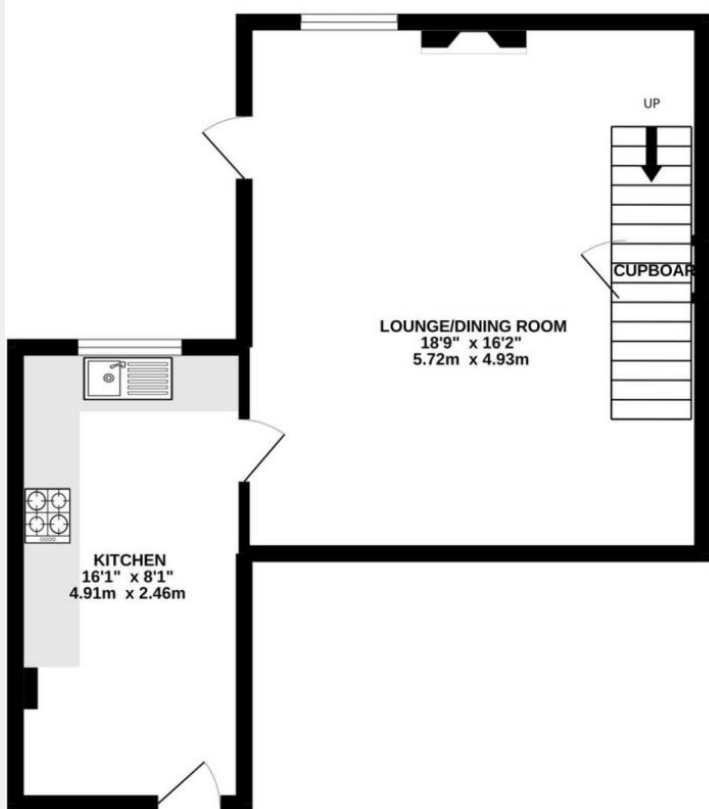
26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

2 THE TOWERHOUSE

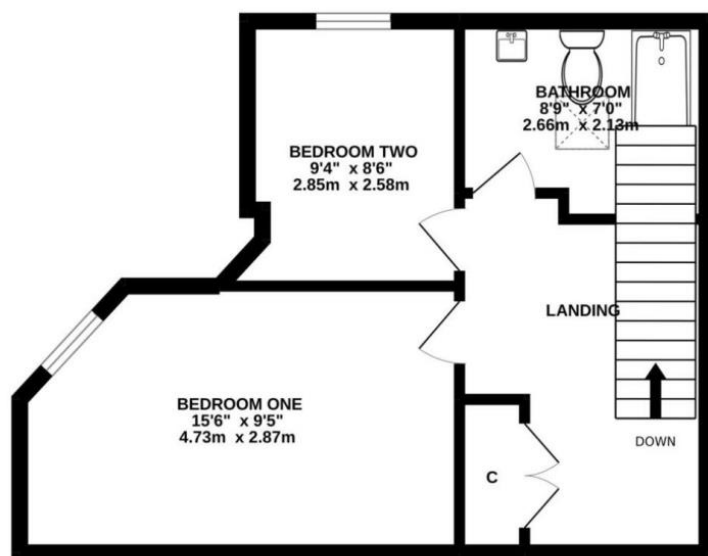


Albert Terrace,
Lostwithiel, PL22 0AF
Price: £140,000

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2022

46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

2 THE TOWERHOUSE



Albert Terrace,
Lostwithiel, PL22 0AF
Price: £140,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728