

3A ALBERT TERRACE



Lostwithiel, PL22 0AF
Guide Price: £118,250



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

3A ALBERT TERRACE



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Located just a short walk from Lostwithiel's main line railway station, this well-positioned property is ideal for those seeking a manageable home in a welcoming community, with the added benefit of excellent transport links. Whether you're commuting regularly, working remotely, or looking to enjoy a quieter lifestyle, this home offers a rare blend of comfort and convenience.

Inside, the layout is streamlined and easy to maintain, with modern finishes throughout. It's a great option for anyone wanting low-maintenance living without compromising on style or location.

Lostwithiel is known for its friendly atmosphere and strong community spirit. Everything you need is close by—from local shops and cafés to scenic river walks and social events—making day-to-day life effortless and enjoyable.

For those considering an investment, the property also presents the opportunity for a strong rental yield, thanks to consistent demand and its proximity to the station. Whether as a permanent residence or part of a portfolio, it's a smart, considered purchase in one of Cornwall's most desirable small towns.



 THE PROPERTY SHOP

Floorplan



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KEY FEATURES

- Two bedrooms
- Kitchen
- Lounge
- Bathroom
- Prominent location
- Desirable community town
- Close proximity to railway station

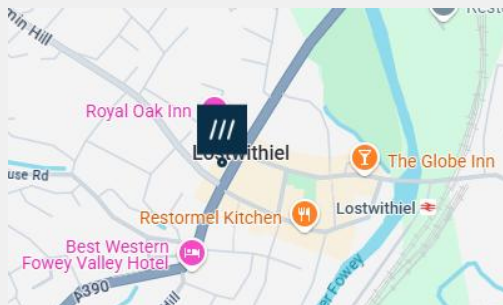
Agents note:

This property is offered for sale with a 76-year lease. Ground rent is £25 per annum, and maintenance charges are split in thirds as and when work is required.

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: A

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what3words:///cable.fermented.disbanded



Property services:

- Mains -Gas
- Heating- Gas
- Water -Mains
- Sewage- Mains

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SCHOOLS:

- Lostwithiel Primary School
- St. Winnow C of E School
- Fowey River Academy
- Bodmin College

TRANSPORT LINKS:

Located in the centre of Lostwithiel

Lostwithiel Railway Station is within walking distance

Approximately 20-minute drive to join the A30

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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