





Property Description

A characterful two bedroom house in the centre of Lostwithiel.

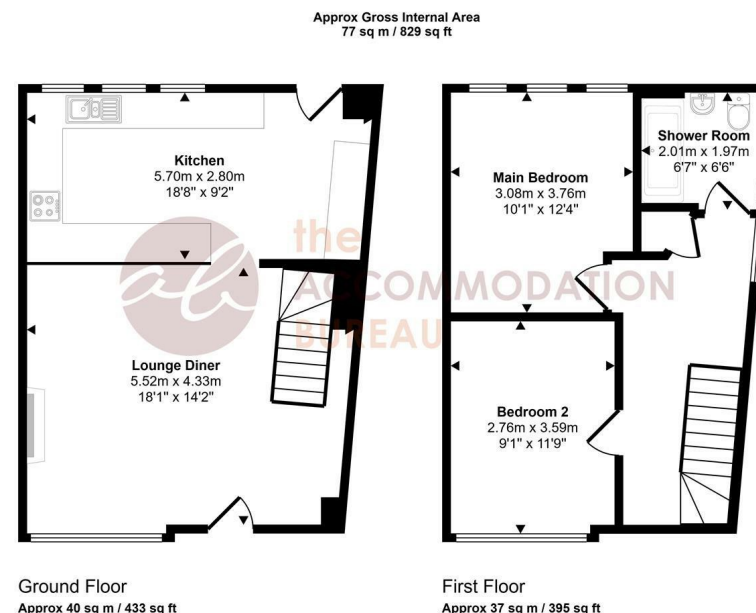
Located in the heart of Lostwithiel, this recently upgraded two bedroom house is situated in a converted church. The house is accessed via a communal entrance leading to "Chapel House". The front door leads into a spacious, open-plan lounge/kitchen/diner with wooden flooring. The lounge area has a feature fireplace with a working open fire. The kitchen includes a gas hob & an electric oven with space for other appliances. A door at the rear leads out to a low-maintenance courtyard with an outside tap.

Stairs from the living space lead up the first floor. There are two double bedrooms. From the front bedroom, there are views of Lostwithiel church spire. The shower room has just been refurbished and has a large walk-in mains-fed shower. On the landing, there is an airing cupboard.

The property has gas central heating. There is no allocated parking, but you are able to park on the street immediately outside the property.

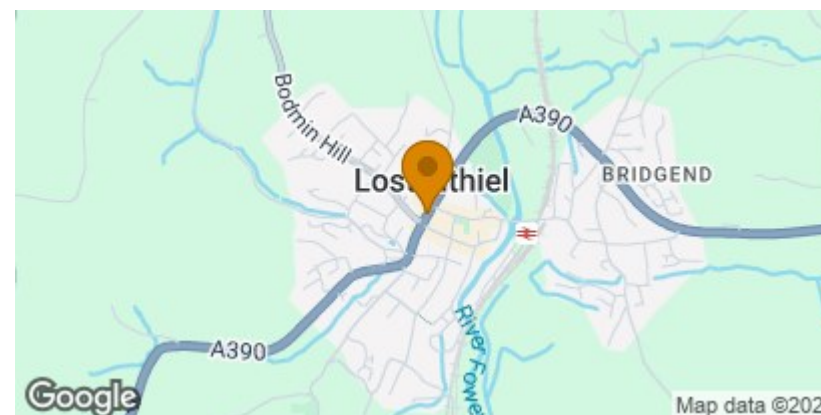
Energy Rating E (52). Council Tax Band A. Deposit £1,125. Sorry, no pets or smokers.

Floorplan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location



Features

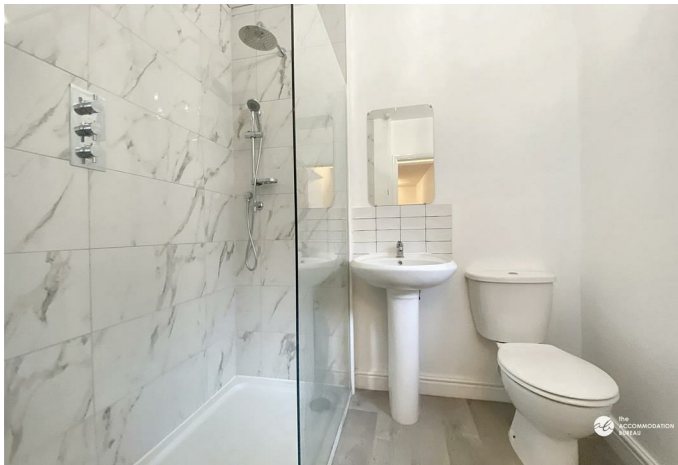
Short Walk to Shops, Pubs & Train Station
 Gas Central Heating
 Newly Installed Shower Room
 Open Plan Lounge/Kitchen/Diner
 In a Beautifully Converted Church
 Street Parking
 Small Rear Courtyard
 Council Tax Band A

Letting Information

Rent: £975 Per Calendar Month
 Holding Deposit: £100
 Total Deposit Required: £1,125
 Local Authority: Cornwall Council
 Council Tax Band: A
 Furnishing: Unfurnished
 Available From: 18th April 2025

Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			52
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



For further information, please call The Accommodation Bureau on 01208 78480.

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