



MAY WHETTER & GROSE

69 LOSTWOOD ROAD, CORNWALL, PL25 4JR
GUIDE PRICE £145,000



**** NO ONWARD CHAIN** LOCATED IN A CONVENIENT POSITION FOR ST AUSTELL TOWN AND SCHOOLING. A TWO DOUBLE BEDROOM HOME WITH GOOD SIZE FRONT AND REAR GARDENS PLUS OUTBUILDING THOUGH REQUIRING MODERNISATION THROUGHOUT OFFERS SCOPE AND POTENTIAL.**

**** EPC - AWAITING ****



Location:

Within walking distance of the property is a Post Office, butchers and a convenience store. St Austell town centre is situated a short distance away. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property

Directions:

From St Austell head along Tregonissey Road, turning right onto Prince Charles Road. Head down taking the next right onto Lostwood Road, and the property will be set back on the right. A board will be erected for convenience. Opposite the property there is communal parking.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

To the front is a stepped pathway boarded by lawn areas to both sides and leads to a covered front entrance with courtesy lighting and side gated access.

Entrance Hall:

Part obscured glazed front door. Double glazed window to side. Radiator. Arched doorway through to main lounge.

Lounge:

14'9" by 11'4" (4.51 by 3.47)



Offering a stripped wood affect floor covering. Wall mounted radiator. Door archway through to the rear kitchen/diner.



Kitchen/Diner:

17'10" by 9'5" (5.46 by 2.88)



Wood flooring continuing through. Offering wall and base units with laminated work surfaces. Double glazed windows to the rear and side. Beneath the stairs is a large generous sized understairs storage. Open arched through to dining area.

Dining Area:



Wood panel door and glazed panel into the conservatory. Large storage cupboard



Utility Conservatory:

8'10" by 8'7" (2.71 by 2.64)



This was utilized as a storeroom and utility area and has plumbing for white goods

Landing:

Staircase to the first floor landing. Obscure double glazed window to the side. Access through to loft. Doors to both bedrooms and bathroom.

Bathroom:

6'4" by 5'4" (1.94 by 1.65)



Obscure double glazed window. Offering a fully tiled wall surround with decorative inserts. Low level WC, hand basin and panelled bath. Ceiling mounted extractor. Wall mounted radiator. Wood effect floor covering.

Bedroom:

11'4" by 9'5" (3.46 by 2.89)



Looking over the rear garden from a double glazed window. Radiator. Built in wardrobe.



Bedroom:

14'9" by 9'1" (4.51 by 2.77)



Two double glazed windows to the front, offering some glimpses towards St Austell Bay. Doors into built in storage. Radiator.

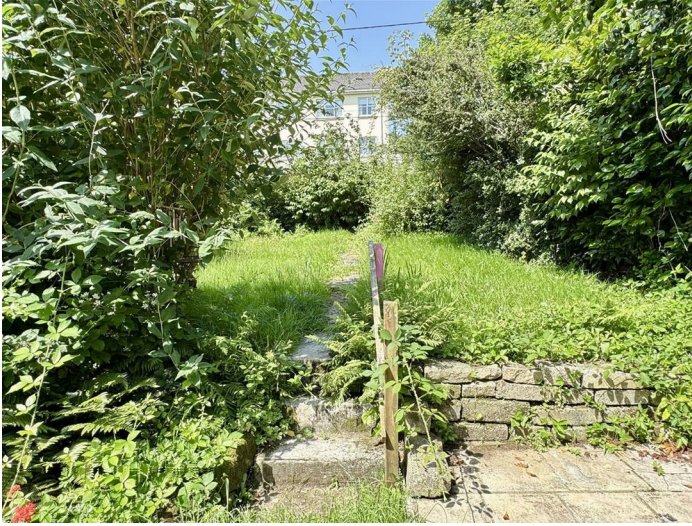
Garden:



To the front is a lawn areas to both sides of the pathway.



The rear garden is accessed via a latch gate and opens onto an area of lawn with patio. Steps with handrail lead up onto a further lawn area with mature shrubbery and plants. Outbuilding



Parking:

Can be seen opposite from the front of the property.
Communal spaces on a first come first served basis.

Council Tax Band - A

Broadband and Mobile Coverage


Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.


Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

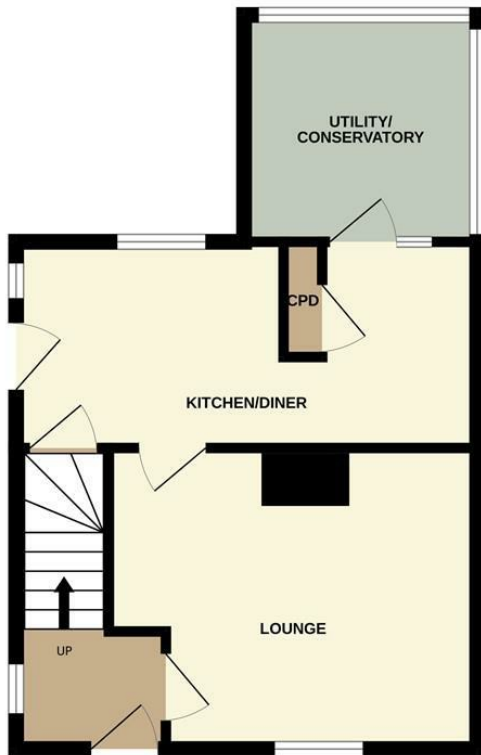
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 	

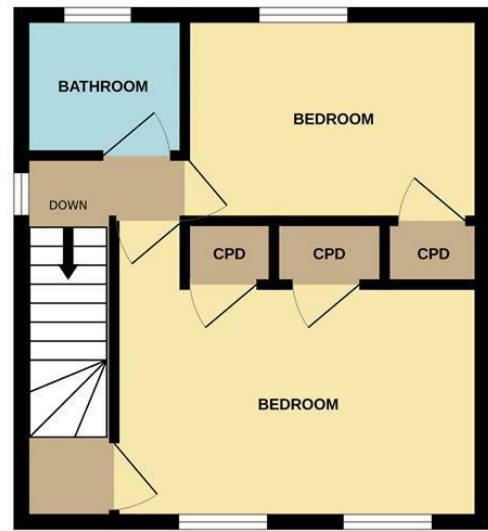
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



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 ©2026

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

