



3 MEADOW BREEZE,  
LOSTWITHIEL, PL22 0BJ  
GUIDE PRICE £350,000

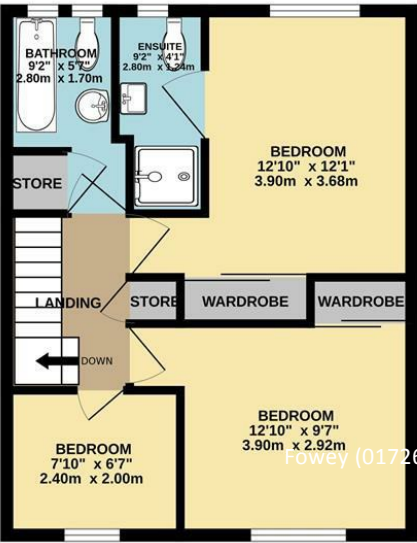


A WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME ON A POPULAR ESTATE IN LOSTWITHIEL. ELEVATED VIEWS OVER THE TOWN, GENEROUS CORNER PLOT, GARDENS, GARAGE AND OFF ROAD PARKING, CLOSE TO ALL AMENITIES **\*\*SELLING CHAIN FREE\*\***

GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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.  
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### 3 Meadow Breeze, Lostwithiel, Cornwall, PL22 0BJ

#### LOSTWITHIEL

Formerly the ancient capital of the County, Lostwithiel occupies an attractive valley setting and is regarded as one of Cornwall's most attractive small towns. There is a real sense of community here, with shops for most day to day needs, lovely pubs and restaurants, a doctor's surgery, modern dental surgery, and access to the beautiful waters of the Fowey River. The town also has a main line Railway Station with links to Paddington, London. Two local schools provide education for primary school age children. There are many world class gardens to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just a few miles away. There are good road links to the motorway system via the A38/A30, and there are flights to London from Newquay.

#### LOCATION

Meadow Breeze is a popular estate in a tranquil setting. Elevated views over the town yet within a short stroll of all the town's amenities and beautiful river.

#### THE PROPERTY

A delightful, well presented detached family home.

The front doors opens into a warm and welcoming entrance hall with space for storing shoes and coats. A door opens into a cloakroom comprising of WC and wash hand basin. From the entrance hall, a door opens into a generous sized sitting room with plenty of space to socialise and relax. A gas fire with marble hearth and surround and wooden mantel piece provides a lovely focal point to the room and makes the room cosy and warm on the cooler evenings. A understairs cupboard provides great storage for cleaning equipment and other paraphernalia.

Double doors open to the kitchen/dining room integrating the rooms when desired. The kitchen is well appointed with ample base and wall storage units and include integral dishwasher, electric oven and gas hob. There is space for a washing machine, fridge and freezer. Patio doors open off the dining area to the rear garden which is ideal for alfresco dining on those warm summer days.

Stairs rise up from the sitting room to the first floor landing giving access to three bedrooms and a family bathroom.

The principal bedroom has glorious views over Lostwithiel town and countryside beyond. It benefits from built-in wardrobes and an en suite shower room comprising of shower, WC and wash hand basin.

The second double bedroom also has built-in wardrobes and enjoys views over the rear garden.



A third single bedroom can be used as an office/hobby room and has views over the garden.

The family bathroom has a storage cupboard ideal for towels and cleaning products, a bath with shower over, WC and wash hand basin

#### OUTSIDE

3 Meadow Breeze has off road parking for two cars (in tandem) and a garage which houses the boiler.

Steps rise from the off road parking to the front door. Before you reach the front door, a metal gate opens to the left to give you access into the front and adjacent garden which consists of terraced rockery, mature shrubs and lawned area. A path leads around the side of the property to the rear garden via a wooden gate.

The rear garden comprises of a patio area accessed from the patio doors off the dining area and a raised decked seating area. There is also a very small conservatory styled sun room/store. To the right of the property is a tiered gravelled area great for water butts and a possible garden shed. Steps rise up to the large terraced lawned garden with mature shrubs and a further raised decked area.

3 Meadow Breeze is fully uPVC double glazed and gas centrally heated throughout. It is currently a much loved second home so a purchaser will benefit from no onward chain.

#### EPC RATING - C

#### COUNCIL TAX BAND - D

#### TENURE - FREEHOLD

#### Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

#### Services

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

#### Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.  
Tel: 01726 832299 Email: info@maywhetter.co.uk