# Rudge House, Queen Street, Lostwithiel, Cornwall PL22 0AB

GUIDE PRICE **£195,000+**\*

VACANT RESIDENTIAL

## **Description**

A vacant four storey, five bedroom, end of terrace property set in the popular and thriving town of Lostwithiel. The property offers a dining room, kitchen and cloakroom to the ground floor. Split landing, lounge, bedroom and bathroom to the first floor. Split landing, master bedroom with en-suite bathroom, bedroom, shower room and laundry to the second floor, with two further bedrooms to the third floor and an enclosed rear courtyard garden.

#### **Situated**

Lostwithiel is a thriving town, in easy reach of the surrounding sandy beaches and circa 15 minutes' drive to the Eden Project. The town offers a selection of shops, cafes, restaurants and public houses, two Primary schools, a community centre, health centre and dentist, along with a mainline railway station.

## **Ground Floor**

Entrance hall, cloakroom, dining room, kitchen and rear lobby.

#### First Floor

Split landing, lounge, bedroom and bathroom.

## **Second Floor**

Split landing, master bedroom with en-suite bathroom, further bedroom, shower room and laundry room.

## **Third Floor**

Split landing, two bedrooms.

### Outside

Enclosed rear courtyard garden.



## **Viewings**

Strictly by prior appointment with Miller Countrywide Bodmin 01208 77991. General enquiries Countrywide Property Auctions 01395 275691.

# **EPC Rating**

D

**Council Tax Band** 

# Tenure

Freehold