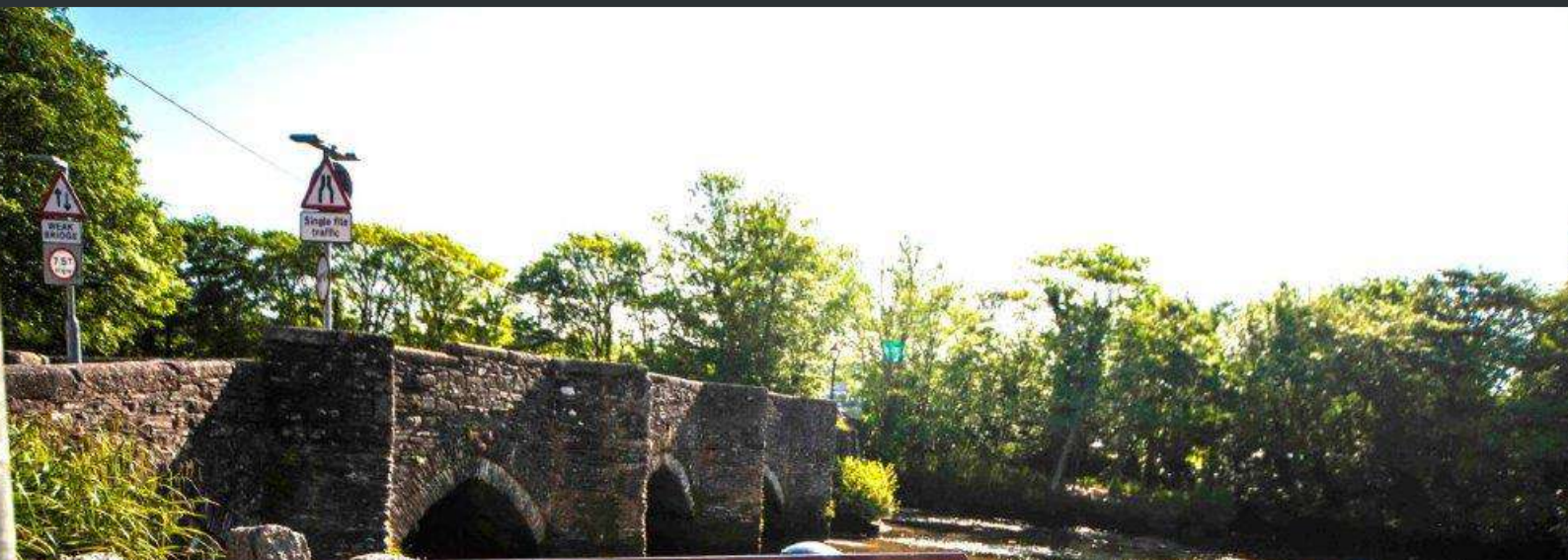


— MY PLACE IN —
CORNWALL



Duplex Home - Brunel Two, Lostwithiel
£325,000



RIVER FOWEY LOSTWITHIEL BRIDGE

The river was first bridged by the Normans, who founded Lostwithiel.
"The Great Bridge of Lostwithiel" first documented in 1280, had nine arches. The foundations of the four most westerly arches are said to be under North Street.
The bridge has undergone changes over the centuries and was rebuilt in the 19th Century. It narrowly escaped being blown up by the Parliamentarian Army in 1644 during the English Civil War.

Over time the river has changed course and the four easterly arches (those nearest the railway) were added in the 18th Century.

Until the bypass was opened in 1939 this bridge was the main road between St Austell and Liskeard. Today it still plays a major role in the life of Lostwithiel as a central part of town activities and celebrations.

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LUXURY LIVING IN LOSTWITHIEL!

Brunel Two epitomizes the best of a new and modern Cornwall. Beautiful, award winning architect, designed homes built to a high standard with a boutique quality finish. Located within a short level walk of Lostwithiel Town centre, the Fowey River, the mainline rail link and the gorgeous Cornish coastline only a short drive away.

Step inside: the private entrance lobby where the staircase leads to the first floor accommodation. A glazed door leads into the smart and contemporary spacious kitchen/diner featuring a range of superb integral appliances, boasting a separate utility/WC. A set of double glazed doors open into the lounge diner where a screen of full height glazed sliding doors lead onto a wonderful balcony where you can sit, glass in hand to enjoy the westerly outlook and afternoon sun.

Returning to the entrance lobby, take the oak stairs to the first floor where there are three double sized bedrooms with vaulted style ceilings, adding interest and volume, each with banks of Velux windows set in the roof line. The delightful master bedroom has a contemporary en-suite shower room and a walk-in dressing room that can be fitted out to your own requirements. The two further spacious bedrooms are served by a smart and well-equipped family bathroom.

The landing and stairs are washed with natural light from the recessed automatic roof-light above.

Step outside: to an attractive level landscaped, lawned, garden with shrub border. Each property comes with two allocated parking spaces. There are also designated parking spaces for your visitors and access to the on-site electric car charging point.

My Place Think: WOW! These properties are amazing and located right in the heart of the historic Stannary Town of Lostwithiel, with its shops, restaurants and great variety of year-round social events for all ages. They are so stylish and contemporary with a fantastic amount of living space. They ooze charm and both the design and modern engineering has produced sustainable buildings that are economical and efficient. Very appealing as family homes or could be attractive holiday homes or buy to let investments. Lostwithiel is full of character with great amenities and interest is high for these gems, so don't miss out! What do you think?



SPECIFICATIONS

- Eco friendly and low-maintenance
- Buildzone building warranty guarantee
- Double glazed acoustic windows
- Self cleaning Velux windows
- Mains gas heating with radiators to bedrooms
- Smart WI-FI Heating technology
- Zoned underfloor heating to living areas
- Recessed LED lighting to all rooms
- Quality fitted kitchen
- Zanussi range of integral appliances
- Porcelanosa sanitary ware
- Thermostatic showers
- Ceramic wall and floor tiling to bath & shower rooms
- High quality flooring
- Utility room
- Communal satellite TV
- Broadband
- Parking for two and communal visitor spaces
- Landscaped gardens
- 999 Year Lease from 2016

NB: Specification on all units may be subject to change and/or are agreed with each individual purchaser.

Please Note: Please note that some of the images shown are virtually dressed computer generated images and are indicative only, 360 property tour and video depict the Show Home - a 3 bedroom Duplex Home, with a communal entrance, in Building One. Whilst every effort has been taken to accurately forecast the description of the property; plans, materials and specification may be subject to change and therefore Wombwell Homes accepts no liability for the information provided and should not be solely relied upon. It is the purchaser's responsibility to ensure they have a means to complete on the property after exchange. Property values can go up as well as down.









View the show home interactive floorplan at:
<http://content.metropix.com/px/13214879>

Visit the Brunel Two website at:
<http://bruneltwo.com/3-bedroom-duplex-homes/>



TOTAL APPROX. FLOOR AREA 1,290 SQ. FT.

For illustrative purposes only. Decorative finishes, fixtures and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus, or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of sale agreement. While we try to ensure measurements are correct, they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.