



20 Pentreath Close



Waterfront 1 mile Lostwithiel 6.5 miles St Austell 8 miles

A fine detached three bedroom brick house, garage, front garden and enclosed rear garden

- Hall & Cloakroom
- Living Room
- Kitchen & Dining Room
- 3 Bedrooms (1 En Suite)
- Attached Garage
- Outside Car Parking for 2
- Enclosed Tiered Rear Garden
- No Forward Chain
- Freehold
- Council Tax Band C

Guide Price £335,000



SITUATION

Pentreath Close is situated in an Area of Outstanding Natural Beauty on the western edge of Fowey about a mile from the waterfront and just over half a mile from Fowey Primary School and Fowey River Academy.

Fowey is considered by many to be one of Cornwall's most attractive and least spoilt waterside towns. Popular with yachtsmen, there are local sailing clubs, good repair facilities and a well-run harbour authority. The town has a fine range of shops and businesses that cater for most day to day needs including a number of first-class restaurants, pubs and hotels. The immediate area provides some of Cornwall's most spectacular scenery and offers a network of coastal and inland footpaths.

More extensive facilities are available at both St Austell and Lostwithiel, whilst the cathedral city of Truro is about 22 miles. A mainline railway link is available at Par, Lostwithiel and St Austell connecting directly to London Paddington.

THE HOUSE

20 Pentreath Close is a detached, attractive, brick-faced home with fine accommodation arranged over two storeys.

On the ground floor is an Entrance Hall with stairs off to the first floor and a Cloakroom with low level wc and pedestal washbasin. There is a well-proportioned Living Room with fireplace feature and space for a gas fire to be fitted and access through to the Dining Room with double doors opening to the rear gardens and which also opens to a Kitchen with a U-shaped and comprehensive range of modern base and eye level units. Included is a stainless steel single drainer sink unit, Indesit fan-assisted oven and grill, four-ring gas hob with

extractor hood and space for a refrigerator and freezer.

On the first floor is a Landing off which there is a Main Bedroom with En Suite Shower Room with wc, pedestal washbasin, mirror fronted cabinet and shower, small Double Bedroom, Single Bedroom and a Bathroom with panelled bath, pedestal washbasin and wc.

OUTSIDE

To the front of 20 Pentreath Close is a level lawn garden and seating area adjacent to which is a stone chipped car parking area and further tarmac car parking space being the drive up to the Garage.

To the rear is initially a paved and timber sun trap Seating Area with steps up to two tiered levels of lawn garden with brick retaining walls and timber fenced borders. The garden is enclosed and dog friendly.

There is a timber and bitumen felt Garden Shed about 5'8 x 5'8.

THE GARAGE

An attached Garage about 17'5 x 8'9 with concrete base, power points, lighting, rear window and up and over door.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

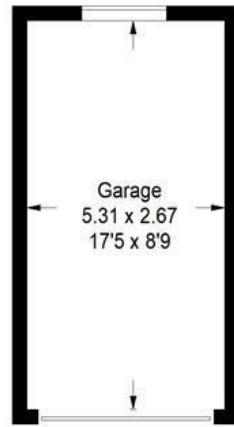
Proceed towards Fowey Town Centre and on the outskirts of the town, turn left into Hill Hay Close. B3415. Follow the road down through Hill Hay Close which leads into Pentreath Close and number 20 will be seen on the right hand side.

SERVICES

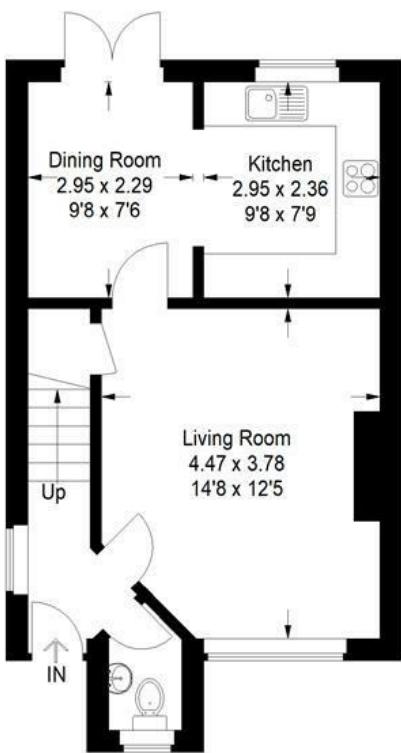
All mains services connected. Gas fired central heating. Double-glazed. TV and telephone points. None of the services have been checked or tested.



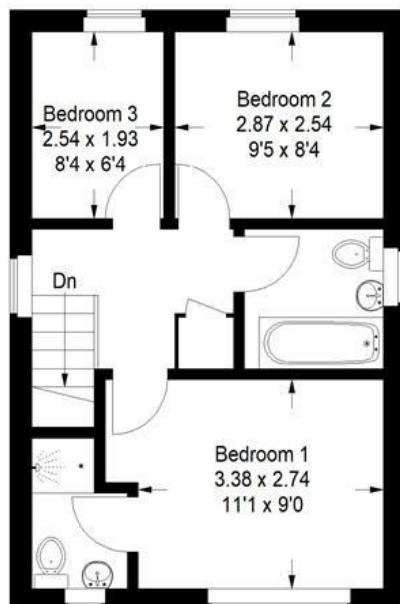
Approximate Gross Internal Area
74.6 sq m / 803 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 88.9 sq m / 957 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

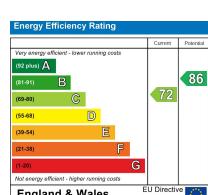


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID831190)

These particulars are a guide only and should not be relied upon for any purpose.

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