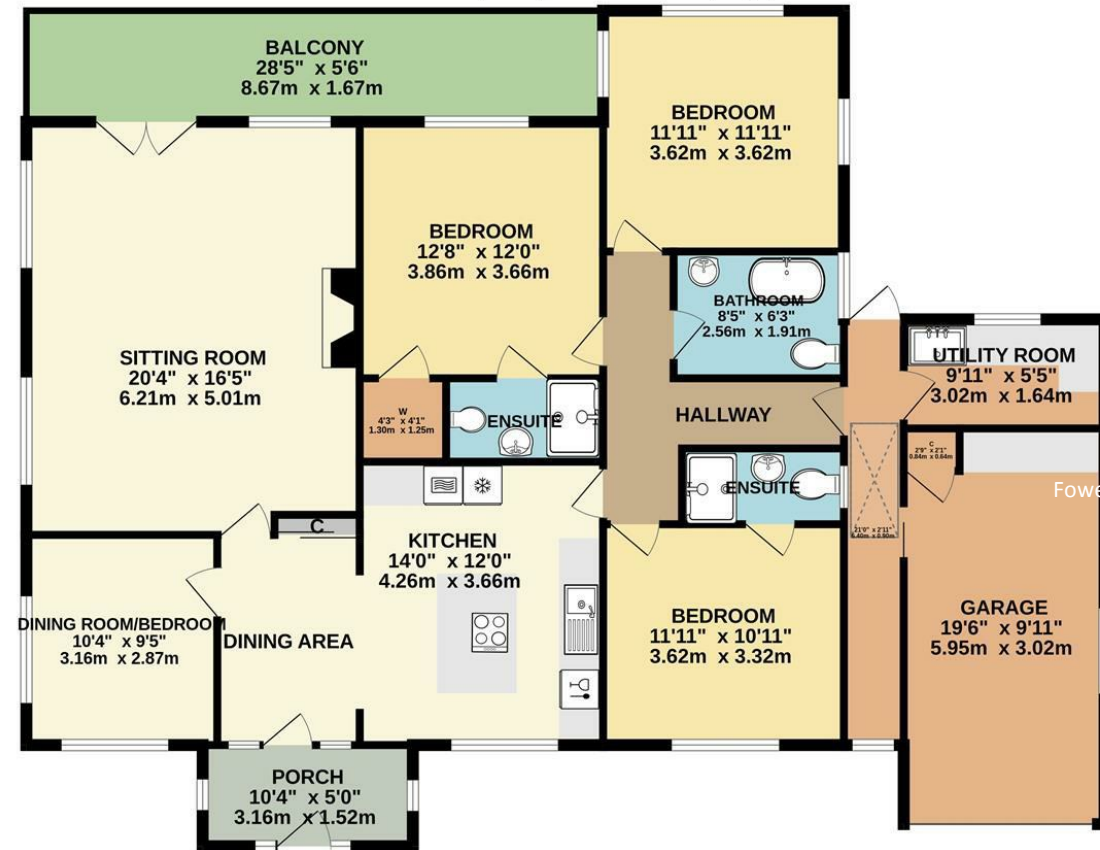


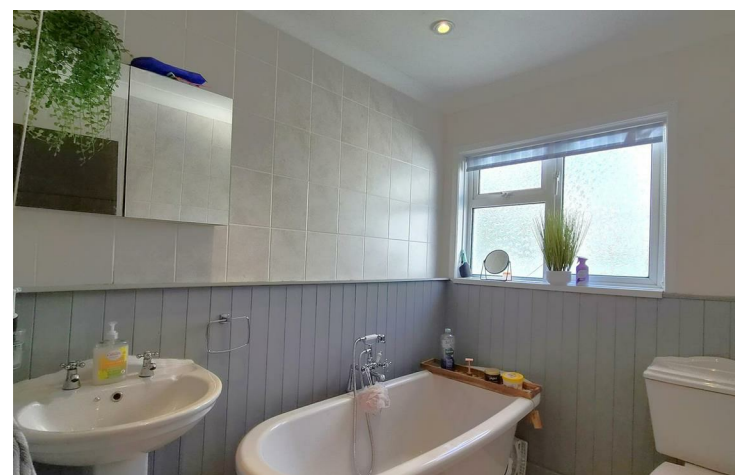
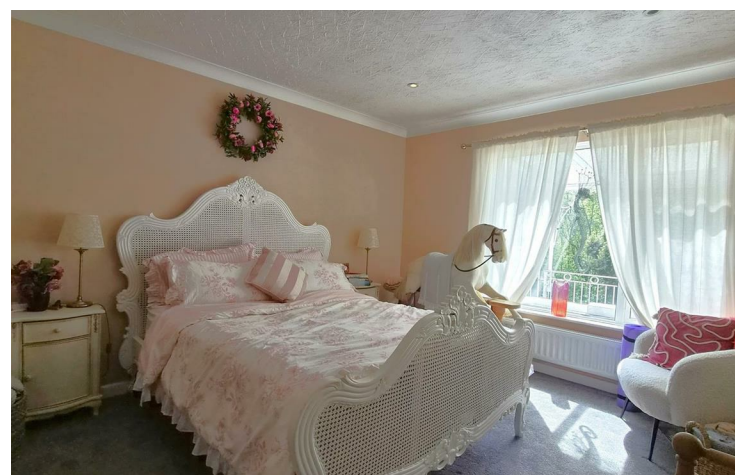


**27 TOWER PARK,
FOWEY, PL23 1JD
GUIDE PRICE £775,000**

GROUND FLOOR
1657 sq.ft. (153.9 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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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A CONTEMPORARY, WELL-PRESENTED DETACHED 3/4 BEDROOM BUNGALOW SITUATED IN THE SOUGHT-AFTER ROAD OF TOWER PARK. TRANQUIL SETTING, GARDENS, VIEWS, GARAGE AND OFF-ROAD PARKING. SHORT STROLL TO READYMONEY COVE.

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.





27 Tower Park, Fowey, PL23 1JD

THE LOCATION

Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day-to-day needs. The immediate area is surrounded by many miles of delightful coast and countryside, much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

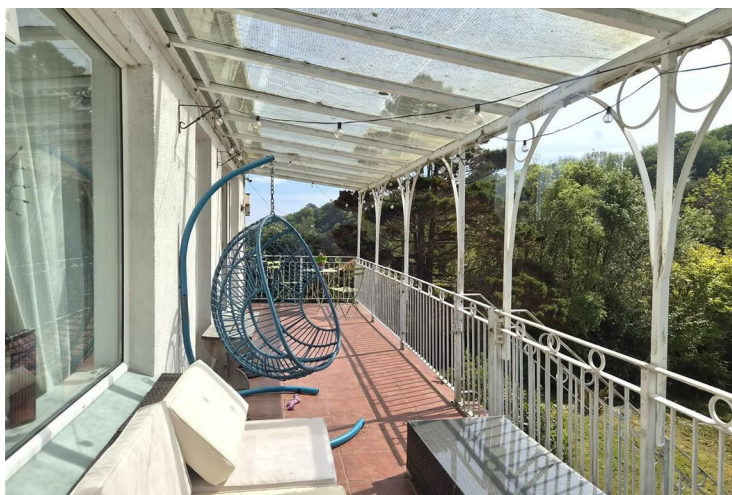
Tower Park is an extremely popular, peaceful location, set back from the well-travelled tourist trails. The property is within a short stroll down to Fowey's pretty Readymoney Cove and a delightful walk along the Esplanade to the town.

THE PROPERTY

Tucked down off Tower Park, a high mature hedgerow and shrubs offer the property a good degree of privacy.

A newly constructed porch gives a useful area to hang coats and store shoes before entering the living area, which is a very social room. The entrance hall/breakfast room opens into a contemporary kitchen with ample base and wall units, an integral oven and hob, dishwasher and upright fridge freezer. The induction hob is located in a central island with space for bar stools and extra storage underneath. A separate built-in cupboard gives extra storage. From the living area, doors open to the sitting room and dining room/bedroom.

Natural light pours into the large sitting room through patio doors, opening onto the balcony, and a large landscaped window. A multi-fuel burner makes a lovely focal point and keeps the room cosy and warm on chillier evenings. The long covered balcony has steps leading down to the garden and has lovely views over the garden and woodland. A fabulous spot for a morning coffee or evening glass of wine.



Currently utilised as a fourth bedroom, this room would also make an ideal dining area.

From the kitchen, a door opens into a hallway which gives access to 3 double bedrooms. The front aspect double bedroom benefits from an en-suite comprising a shower, wash hand basin, WC and heated towel rail.

A double bedroom to the rear has elevated views over the balcony, garden and woodland. This room benefits from an en-suite shower room and an in-built storage cupboard. A third double bedroom also benefits from the same beautiful outlook.

From the hallway, a door opens into a covered passage which gives access to the garage, utility room and out to the rear garden.

Outside

The tarmac driveway leads down to off-road parking and the property. Mature shrubs and borders give a high level of privacy. A side gate gives access to the rear garden, and a roller door opens into the garage.

The large rear garden is mostly laid to lawn with mature shrubs, trees and a patio area to sit, relax and enjoy the sunshine. A gate at the bottom of the garden opens to give direct access onto St. Catherine's Parade, a wonderful woodland walk that leads down to Readymoney Cove. There is a large storage room which is accessed via a door under the balcony.

Council Tax Band - F

EPC Rating - C

Freehold

Local Authority
Cornwall Council

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

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