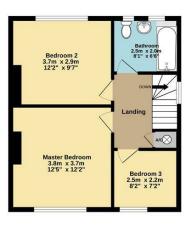


Ground Floor 55.6 sq.m. (598 sq.ft.) approx.



1st Floor 41.6 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA: 125.9 sq.m. (1355 sq.ft.) approx.

mpt has been made to ensure the accuracy of the floorplan contained here, measurements, comes and any other items are approximate and no responsibility is taken for any errors, statement. This plan is for illustrative purposes only and should be used as such by any







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.











MAY WHETTER & GROSE

17 POLVILLION ROAD, FOWEY, PL23 1HF **GUIDE PRICE £325,000**









A SEMI DETACHED 3 BEDROOM HOUSE WITH GARDENS FRONT AND REAR, GARAGE AND PARKING. CLOSE TO LOCAL AMENITIES. OFFERS FURTHER POTENTAL. FOR SALE WITH NO **ONWARD CHAIN.**



17 Polvillion Road, Fowey, PL23 1HF

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.

The Property

This much loved family home is available to the market for the first time in since 1966 and sold with no onward chain.

With access from both Polvillion Road and Langurtho Road respectively, the property offers potential for modernisation to make it a lovely, stylish family home.

The Accommodation

The front door opens to a hallway, with stairs leading to the first floor. A door opens to a generous sized sitting room with large bay window overlooking the front garden. There is a gas fire with a back boiler behind which operates the hot water and central heating. From the hallway, a further door opens to the second reception room/dining room with bay window and views to the rear garden.

The kitchen is a good size with a range of base and wall units with work surface over. There is space and plumbing for a washing machine, dishwasher, under the counter fridge and windows look out to the rear garden. There is space for a dining table and chairs or sofa if desired. A door opens to the rear patio.









On the first floor, a generous sized landing has a window to the front elevation and doors to all bedrooms.

The principal bedroom is a good sized double with large window to the front elevation. There is a further double bedroom with windows to the rear elevation and a single bedroom to the front of the house. The bathroom has partly tiled walls, panelled bath, WC and wash basin.

Outside

The front of the house is accessed via Polvillion Road with steps leading to the front garden. There is a small porch by the front door.

To the rear of the house, a door from the kitchen opens to the rear garden which is mostly paved and a fabulous space which attracts sun for most of the day. There are mature borders housing a number of mature and attractive shrubs and plants.

A gate opens to the parking area at the rear of the property which is accessed from Langurtho Road, where there is also access to the double garage.

Agents Note

The property was built circa 1930 and is subject to an A2 mundic report and therefore classed as mortgageable, however we recommend a prospective purchaser checks with their lender if financing is required.

Council Tax Band - C

EPC Rating - E

Freehold

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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.

Local Authority

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

www.maywhetter.co.uk

(01726) 832299