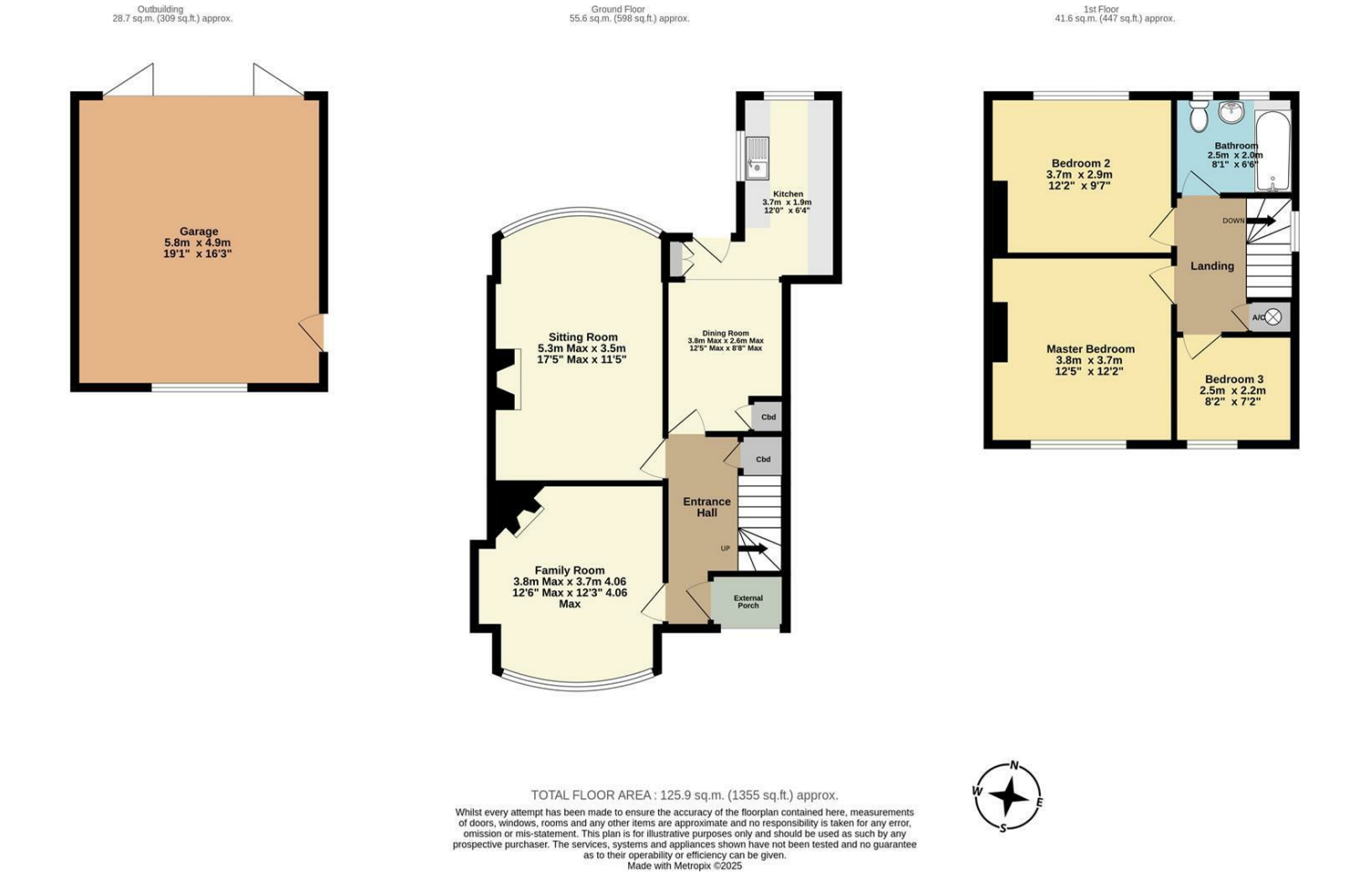




17 POLVILLION ROAD,  
FOWEY, PL23 1HF  
GUIDE PRICE £325,000





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.

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)



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**

**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](mailto: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

**(01726) 832299**