

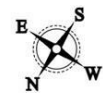


**32 VICARAGE MEADOW,
FOWEY, PL23 1DZ
GUIDE PRICE £490,000**



Total Area: 90.7 m² ... 976 ft² (excluding eaves storage)

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.



A TWO BEDROOM DETACHED HOUSE WITH GARDENS FRONT AND REAR, DRIVEWAY PARKING, GARAGE AND LOVELY VIEWS OVER TOWN TO THE HARBOUR AND COUNTRYSIDE BEYOND. WOULD BENEFIT FROM MODERNISATION. NO ONWARD CHAIN.

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.



32 Vicarage Meadow, Fowey, PL23 1DZ

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
 Located on the very popular upper Vicarage Meadow road, this 2 bedroom property has been a much loved family home and is ready for a new owner to put their stamp on it.

Conveniently located, with just a short walk to town and local amenities, the property is accessed directly from Vicarage Meadow where there is driveway parking, front and rear gardens and lovely views over the town to the harbour and countryside beyond.

The Accommodation
 The front door opens to an entrance hall with stairs leading to the first floor.

The sitting room is located to the rear of the property and has a large picture window with pleasant views to the rear garden. A tiled hearth houses a coal effect gas fire. A further door opens to the kitchen, with a range of base and wall units and worksurface over. Space for washing machine, sink and drainer. Oven with hob over. Tiled floor and window to the front elevation.

A door opens to the utility room which doubles up as a shower room with corner shower cubicle. A door opens to the front garden.

Accessed from both the kitchen and the hallway, the dining room has a window to the front elevation and door opens to a storage cupboard.



The first floor landing has hatch access to the loft.
 The principal bedroom has a large window overlooking the garden and views over the town to the harbour and countryside beyond. There are 2 very useful storage cupboards and further wardrobe for storage.

The second bedroom overlooks the front garden and has a useful storage cupboard and further eaves storage.

The bathroom has panelled bath, WC and wash basin. A window has frosted glass and gives natural light.

Outside
 The property is accessed via upper Vicarage Meadow and has driveway parking for a couple of vehicles. There is a single garage and a path leads to the front of the house. The front garden is enclosed with walling, and fencing and is laid mainly to lawn. A pathway leads around the side of the property to the rear garden which is enclosed by fencing and mature hedging. Laid mainly to lawn, there is a pond and patio area to one side of the property. A timber shed offers storage and there is further storage space to the side of the house.

Agents Note
 Note - Title document states " That no part of the property hereby conveyed shall be used for any purpose other than a private residential building estate or for boarding houses or houses for professional use in accordance with a layout plan".

Council Tax Band - E

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

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

Local Authority
 Cornwall Council.