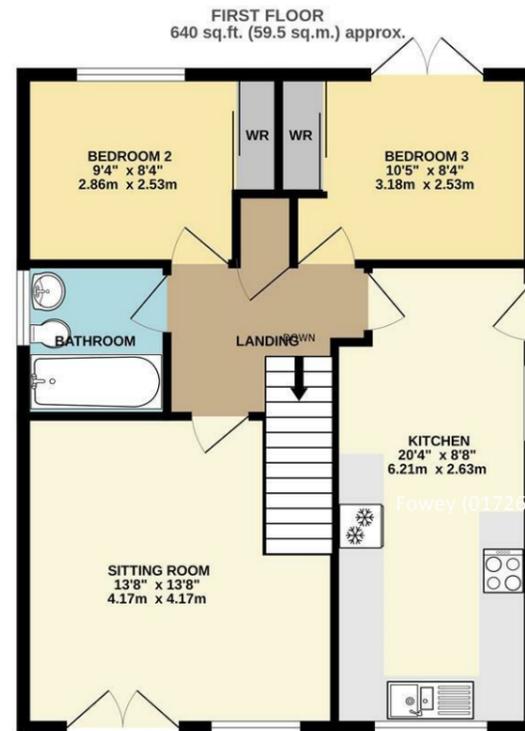
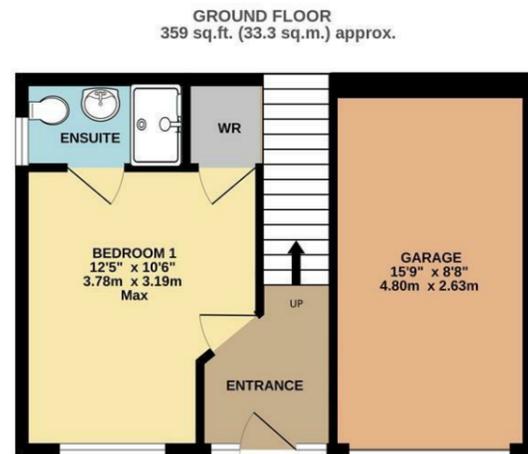




MAY WHETTER & GROSE

# 74 DU MAURIER DRIVE, FOWEY, PL23 1DW GUIDE PRICE £385,000



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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 BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOUSE WITH GARAGE AND PARKING. ENCLOSED GARDEN TO THE REAR WITH NEWLY LAID, PAVED PATIO AND LAWN - A LOVELY AREA WHICH ATTRACTS SUN FOR MOST OF THE DAY.**



**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.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



**74 Du Maurier Drive, Fowey, PL23 1DW**

**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**  
 74 Du Maurier Drive is an immaculately presented three double bedroom detached family home on the outskirts of Fowey yet close to local amenities and lovely coastal footpaths. With pretty views towards a wild flower meadow, this super house comes with all the relevant guarantees and NHBC certificates, and is offered in excellent condition.

The house has been designed with the living room and kitchen being on the first floor, as well as two bedrooms, a bathroom and an airing cupboard.

On the ground floor there is the Principal Bedroom with Ensuite shower room and walk in wardrobe. A hallway with stairs lead to the first floor. Garage, with power and light.

There is driveway parking and single garage.



- Very attractive contemporary style house in a popular location
- Reverse Living Accommodation
- Three Bedrooms (one with en suite shower)
- Two bathrooms
- Spacious Living Room, fireplace with electric fire, and Juliet Balcony, pretty views over wild flower meadow
- Smart Contemporary style Kitchen with Integrated Appliances and door to garden.
- Pretty Enclosed Rear Garden with recently laid paved patio and steps up to lawn with borders to the side.
- Garage
- Driveway Parking

**Council Tax Band - D**

**EPC Rating - B**

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