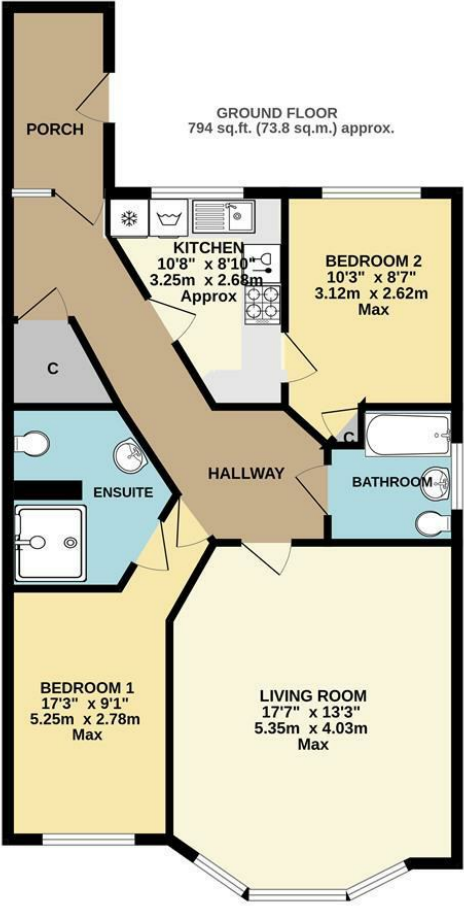
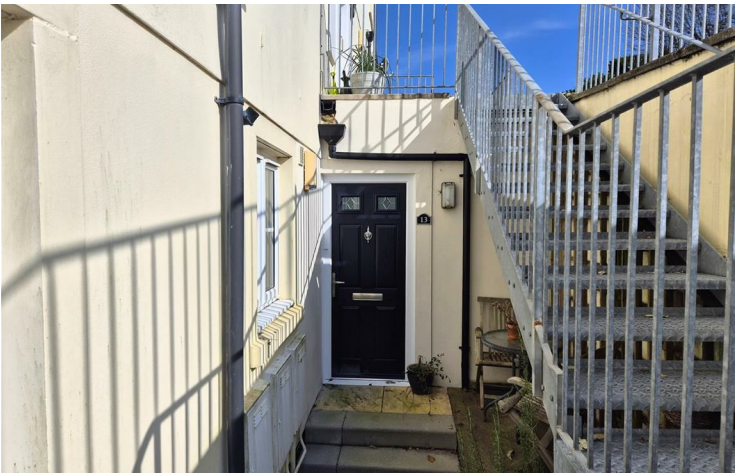




13 LONG MEADOW VIEWS, HILL HAY CLOSE,  
FOWEY, PL23 1ES  
GUIDE PRICE £220,000



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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 DELIGHTFULLY PRESENTED TWO BEDROOM APARTMENT, WITH SPECTACULAR VIEWS OVER THE COUNTRYSIDE, SEPARATE ACCESS AND COURTYARD AREA TO THE FRONT OF THE PROPERTY. DESIGNATED PARKING FOR TWO VEHICLES. CHAIN FREE.

**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.





13 Long Meadow Views, Hill Hay Close, Fowey, Cornwall, PL23 1ES

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 Accommodation

A gorgeous two bedroom apartment in immaculate condition with panoramic countryside views. There is a communal car park with designated parking spaces - 13 Long Meadow Views owns two of the designated parking spaces, It is a ground floor flat which benefits from separate access via its own external front door. Galvanised steps lead down to a paved courtyard with decked seating area.

Upon entering the property, there is an entrance porch - ideal for coats and shoes. A door opens to the hallway with doors leading to all rooms, and a large practical storage cupboard is located here.. There is a generous sitting room with large bay window boasting spectacular, transcendent views of the countryside. From the hallway a further door opens to a well-appointed kitchen with integrated fridge freezer, dishwasher and space and plumbing for a washing machine.

Bedroom one can be found at the rear elevation and benefits from panoramic countryside views and a sizeable ensuite with shower cubicle, wash hand basin and wc. Bedroom two is located at the front of the property and has a built in wardrobe.

Doors also open to a family bathroom comprising a bath tub with overhead shower, wash hand basin and wc.

www.maywhetter.co.uk



The Outside

The property has separate access via galvanised steps which lead to a private courtyard to the front of the property with space for a table and chairs and plenty of storage space under the steps - perfect for kayaks or bikes. The communal gardens can be found at the front and rear of the apartments. These beautiful gardens are well maintained and enhance the appearance of the property.

Leasehold

Length of the lease and start date - 999 years from 1st January 2005

Service charge - £120 pcm.

Please contact the agent for terms of lease.

EPC Rating - C

Council Tax Band - B

Local Authority

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

Services

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

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

(01726) 832299