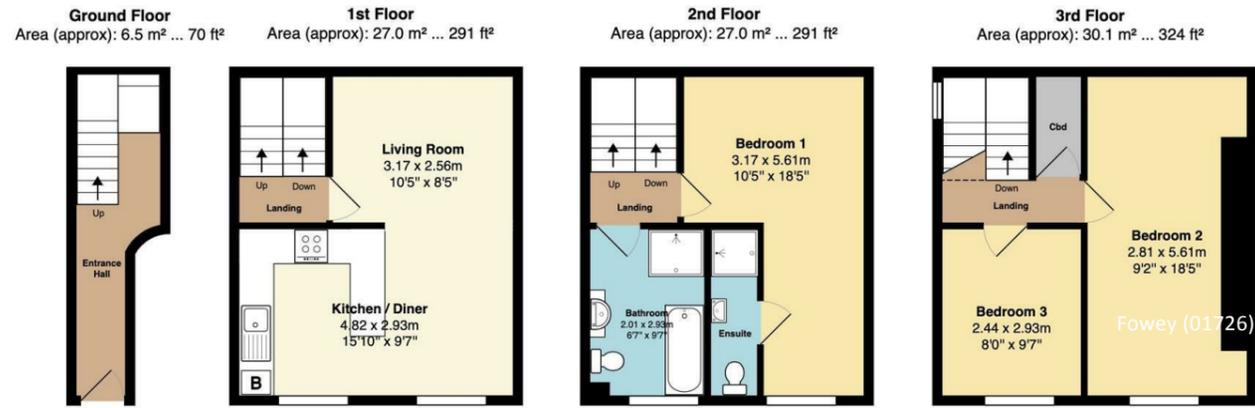




**4 WEBB STREET,
FOWEY, PL23 1AP
GUIDE PRICE £325,000**



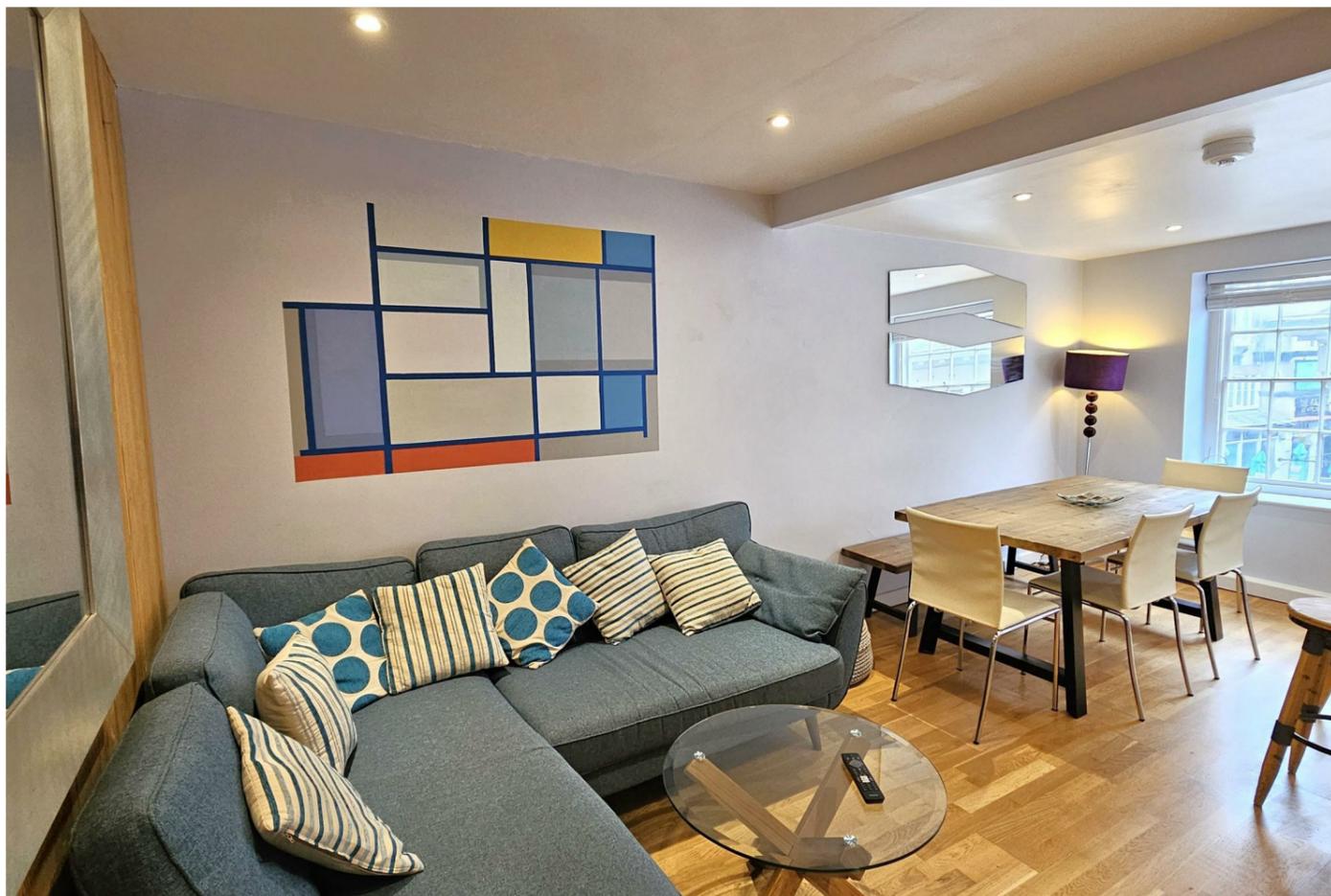
Total Area: 90.7 m² ... 976 ft²

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 WELL PRESENTED GRADE II LISTED MAISONETTE WITH ACCOMMODATION OVER 3 FLOORS. 3 BEDROOMS, 2 BATHROOMS AND IDEALLY SITUATED IN THE HEART OF FOWEY, CLOSE TO THE HARBOUR AND ALL AMENITIES. THE OWNER OWNS THE FREEHOLD OF THE BUILDING AND IS SELLING THIS WITH THE MAISONETTE. 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.



4 Webb Street, Fowey, PL23 1AP

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.

Webb Street is ideally situated just around the corner from the ancient harbour of Fowey and right in the heart of the town. Surrounded by an eclectic mix of shops and coffee shops, Quayside sits above a delightful ice cream parlour, Mr Coney's.

ACCOMMODATION

Quayside has its own private entrance off Webb Street, which opens into a tiled hallway, great for storing coats and shoes. There is a useful storage cupboard under the stairs.

Stairs rise to the modern, light, open-plan living area. There is plenty of space for relaxing, dining and cooking in this very social room. The kitchen has ample sleek, white storage wall and base units, an integral washing machine, dishwasher, fridge, electric oven and hob and a breakfast bar. Views look down to the high street.



Stairs rise to the second floor, which comprises a double bedroom which benefits from an ensuite shower room, and a family bathroom. The bathroom features a bath, a separate shower cubicle, a WC, a washbasin with vanity unit, and a heated towel rail.

Further stairs rise to the third floor, which comprises a large double bedroom, a twin bedroom, and a very useful storage cupboard.

All rooms look down onto the high street, which is ideal for people watching!

Currently a holiday let, this property would make a lovely second home or main home.

AGENTS NOTES

Due to the location close to the harbour, the property has a history of flooding. Except for the entrance hallway, all accommodation is above the ground floor, so unaffected by any water ingress. We highly recommend that any interested parties consult with their lender if financing is needed.

EPC RATING - C

BUSINESS RATES

TENURE - LEASEHOLD OWNING FREEHOLD

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