

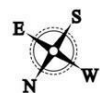


**32 VICARAGE MEADOW,
FOWEY, PL23 1DZ
GUIDE PRICE £490,000**



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.



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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.



Fowey (01726) 832299



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



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.

www.maywhetter.co.uk

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