



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

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**9 PENTREATH CLOSE,
FOWEY, PL23 1EP
GUIDE PRICE £250,000**



**A WELL PRESENTED 2 BEDROOM SEMI DETACHED HOUSE WITH PARKING AND GARDEN,
SITUATED ON THE POPULAR HILL HAY DEVELOPMENT. NO ONWARD CHAIN, IDEAL FIRST
TIME HOME OR INVESTMENT PROPERTY..**





9 Pentreath Close, Fowey, Cornwall, PL23 1EP

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 in a quiet cul de sac position, this 2 bedroom house overlooks fields to one side and has a generous sized and low maintenance courtyard garden to the rear. A small front garden is laid to grass and there is parking for 2 vehicles, one in front of the property and one to the side of the neighbouring house. With no onward chain, this lovely house offers an opportunity for a first time buyer, investment buyer an ideal lock up and leave with potential.

Accommodation

A useful entrance porch opens to a well proportioned sitting room, with light and airy feel and stairs rising to the second floor.

A door opens to the kitchen/dining room with a range of base and wall units with worksurface over. A useful storage cupboard is located under the stairs. The window overlooks the spacious rear garden and double doors open to the garden.

Stairs rise to the first floor landing with hatch to the loft. There is a spacious double bedroom and further double bedroom. The family bathroom includes bath with shower over.



Outside

Accessed directly from Pentreath Close and onto a small cul de sac, shared with the neighbouring property, there is parking for 2 cars, one in front of the house and one to the side of the neighbouring house. A small front garden is partly paved with a lawn area. A path leads around the side of the property to the rear garden, which is partly paved and gravelled and is enclosed by fencing.

Freehold

Council Tax Band - B

EPC Rating - C

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

- Heating – Mains
- Electric – Mains
- Water - Mains
- Drainage – Mains
- None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council

What3Words: ///pads.clef.jaundice