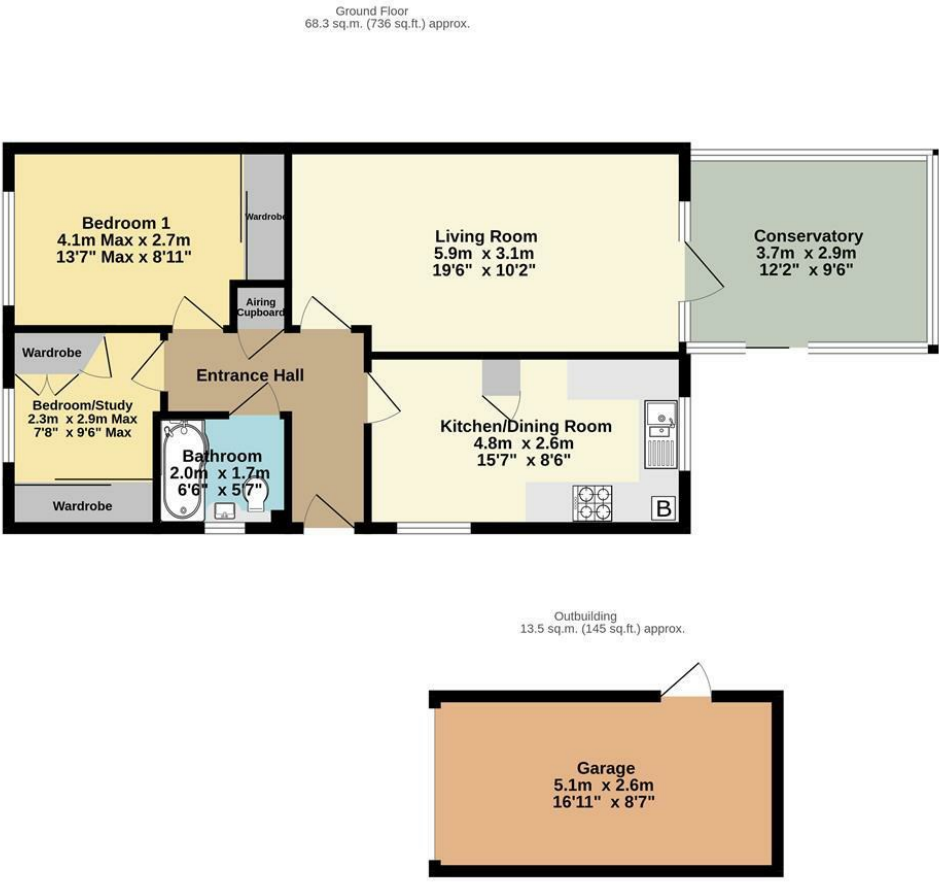




23 DU MAURIER DRIVE,
FOWEY, PL23 1DQ
GUIDE PRICE £375,000



TOTAL FLOOR AREA: 81.8 sq.m. (881 sq.ft.) 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 TWO BEDROOMED BUNGALOW IN A POPULAR LOCATION ON THE EDGE OF FOWEY WITH CONSERVATORY, LOVELY MATURE GARDENS, COUNTRYSIDE VIEWS, GARAGE AND DRIVEWAY PARKING.

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.



23 Du Maurier Drive, Fowey, PL23 1DQ

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
23 Du Maurier Drive is a very well presented two bedroomed bungalow, situated on the outskirts of Fowey yet close to local amenities. With a super conservatory, pretty garden and gorgeous countryside views, this lovely home is a 'must view' property.

Steps from the generous parking area lead up to the front door, opening to the warm and welcoming entrance hall, from which the property's accommodation flows and comprises of kitchen/dining room, living room, two bedrooms, conservatory and bathroom.

A stylish kitchen/dining room fitted with wood effect flooring, light and bright modern shaker-style kitchen units, integrated oven and gas hob. There is space for an upright fridge-freezer, washing machine and room for a dining table and chairs.

The spacious living room features a modern wall-hung pebble effect electric fire which can be controlled remotely. From the living room a door opens into the beautiful conservatory, a real asset to the property and ideal place to sit, relax and enjoy the views over the garden. A door gives access out to the garden.

The principal bedroom is a beautifully light room due to a large double glazed window.

Bedroom Two is currently being used as a home office/study.



A smart family bathroom comprises of a P-shaped bath with shower over, WC, hand basin and electric towel rail.

In the entrance hall there is a useful airing cupboard.

The property is fully double glazed and gas centrally heated.

Outside
The bungalow benefits from a well-maintained front garden, a garage and driveway parking for two further cars. The back garden really is beautiful, having a wonderful feeling of being surrounded by fields, countryside and nature. Laid mainly to lawn on two levels, there is a pretty circular patio, gravelled area for pots and planters, and an elevated decked area - a perfect vantage point to relax and soak up the extensive countryside views. The borders are planted with a range of mature shrubs and plants.

The garage has an up and over door, electricity and power points, and there is plenty of space for a vehicle or storage, including workbench. A further pedestrian door located at the back of the garage opens to the rear garden.

An electric vehicle charging point is located on the outside wall of the garage.

Council Tax Band - D

EPC-C

Freehold

AGENTS NOTE
A management fee of £266.26 pa is payable to Firstport Residential Property Management who maintain all the public areas on the estate.

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