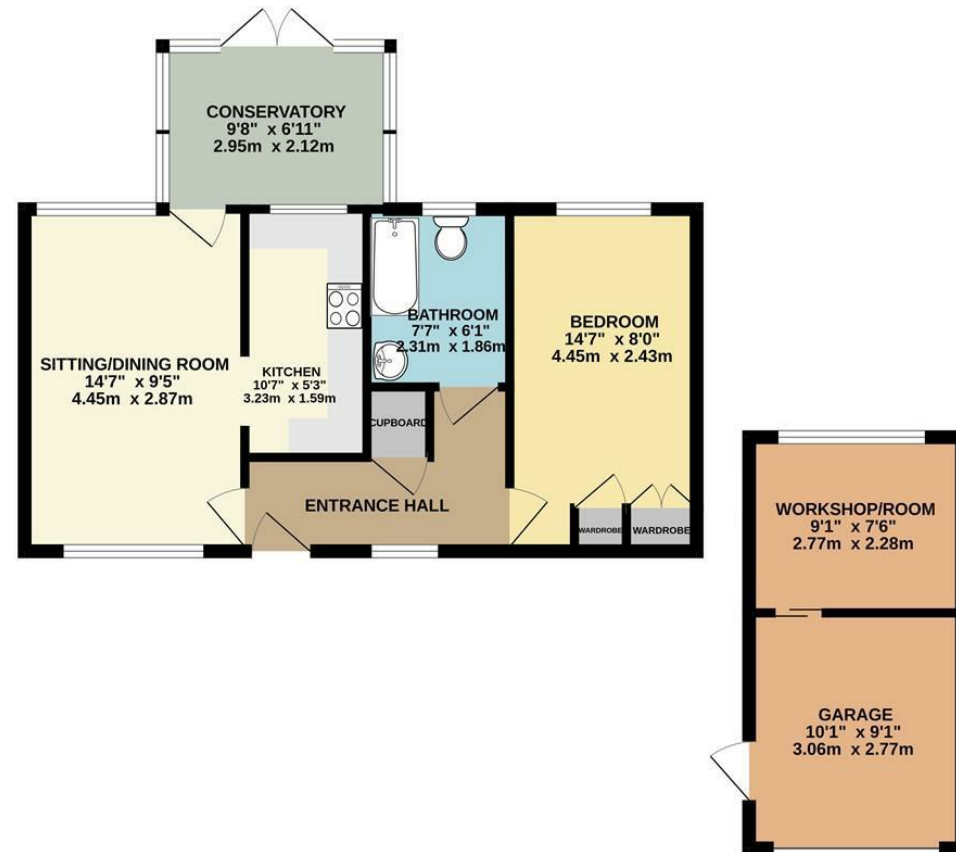


GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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MAY WHETTER & GROSE

**1 BRIARFIELDS RAWLINGS LANE,
FOWEY, PL23 1DT
GUIDE PRICE £230,000**



A ONE BEDROOM BUNGALOW IN THE PEACEFUL AND POPULAR BRIARFIELD ESTATE. OFF ROAD PARKING, GARAGE, REAR GARDEN, CONSERVATORY AND BEAUTIFUL, ELEVATED, COUNTRYSIDE VIEWS FROM THE GARDEN.

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.



1 Briarfields Rawlings Lane, Fowey, PL23 1DT

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.

LOCATION

The property is located on the edge of the very popular and friendly Briarfield development, which is aimed at the older population and has an age restriction of 55 years and above. Located close to the doctors surgery and within walking distance of a local convenience store, sub post office and a bus stop offering a service to Par and St Austell. The local bus which services the surrounding estates in Fowey picks up and drops off outside the church in the the centre of Fowey.

THE PROPERTY

A one bedroom well maintained bungalow enjoying a corner plot location.

The front door opens into the entrance hall with doors leading off to the sitting/dining room, bathroom and double bedroom and a storage/linen cupboard which houses the hot water tank.

The light and airy sitting/dining room is made cosy and warm by an electric fire with attractive wooden surround and tiled hearth. The galley kitchen, off from the sitting room, has ample worksurface, wall and cupboard units and space for an upright fridge freezer and washing machine. The electric oven is a Zanussi with electric Hotpoint hob.

A door leads off from sitting/dining room into the conservatory, a lovely place to sit and relax with a good book.

The bathroom has a bath with electric shower over, a wash hand basin with vanity unit, WC and heated towel rail.



A generous double bedroom with built-in wardrobe, enjoys views over the pretty rear garden and countryside beyond.

OUTSIDE

The property benefits from a front and rear garden, off road parking space, garage and from the garden, elevated countryside views and a glimpse of the Fowey River.

The front garden has a lawn and patio area with mature shrubs and flower beds. The garage has been split to provide a workshop/workroom to the rear with floor to ceiling windows letting in lots of natural light.

A path leads around the side of the property into the rear garden which is mostly laid to lawn with a patio area, gravelled seating area, flower beds and mature shrubs. From here you can soak up the views and relax in the garden.

AGENTS NOTES

Probate has been applied for and has now been granted.

Maintenance charges apply of £111PCM.

COUNCIL TAX BAND B

EPC - E

RESTRICTIONS

55 YEARS OLD AND OVER ONLY

TENURE - FREEHOLD

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

Local Authority

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