

MAY WHETTER & GROSE

**44 GREEN LANE,
FOWEY, PL23 1DX
GUIDE PRICE £200,000**



A 2 BEDROOM TERRACED BUNGALOW IN NEED OF RENOVATION. SITUATED ON A POPULAR RESIDENTIAL ROAD, CLOSE TO LOCAL AMENITIES WITH GARDENS TO FRONT AND REAR.

**23 Fore Street., Fowey, Cornwall, PL23 1AH . Tel: (01726) 832299
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44 Green Lane, Fowey, Cornwall, PL23 1DX

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

A two bedroom, terraced bungalow in need of complete renovation, situated in a popular residential area, close to local amenities.

The property comprises a hallway with doors opening to a kitchen, sitting room, shower room, two bedrooms and an airing cupboard. From the kitchen, a further door opens to a utility room with access to the rear garden.

In need of renovation, this property will provide a buyer with a fantastic opportunity to create a family home.

THE OUTSIDE

The property is approached from Green Lane with steps leading to the front garden, which is gravelled with a path leading to the front entrance.

The rear garden is accessed through the utility room, which has steps leading up to a gravelled area with a gate creating access to the access road to the rear. There is an outhouse for storage (2.2m x 1.8m). The rear of the property allows for plenty of scope, subject to planning.

EPC Rating - E

FREEHOLD

Council Tax Band - B

Agent's Note

For use as a single private dwelling house and not holiday let purposes, please ask for further details. The vendor requires exchange 28 days from receipt of draft contracts.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

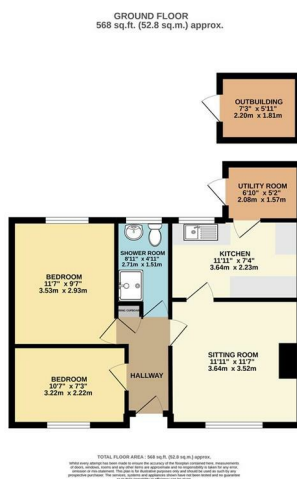
Tel: 01726 832299 Email: info@maywhetter.co.uk

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



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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