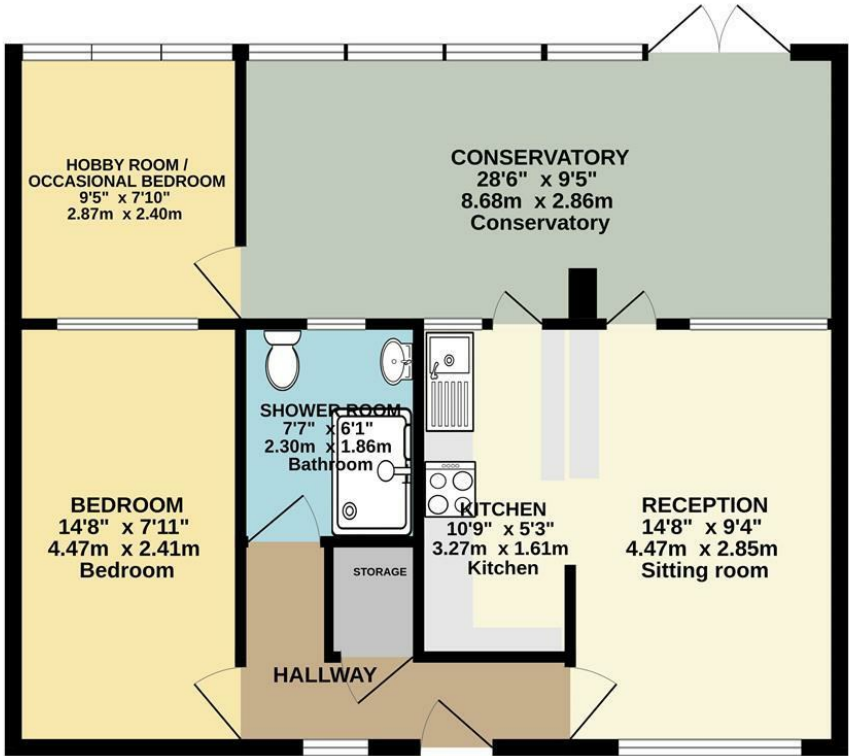




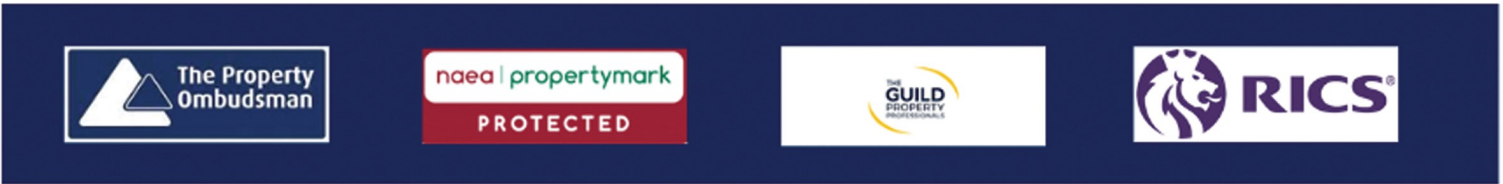
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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**21 BRIARFIELD RAWLINGS LANE,
FOWEY, PL23 1DT
GUIDE PRICE £257,000**



A WELL PRESENTED, END OF TERRACE, ONE-BEDROOM BUNGALOW ON THE POPULAR BRIARFIELD ESTATE. BENEFITTING FROM A LARGE CONSERVATORY, A FRONT AND REAR GARDEN AND ESTUARY VIEW FROM DECKING. TWO ALLOCATED PARKING SPACES. AGE RESTRICTED TO OVER 55'S AND HAS MANAGEMENT CHARGES. PLEASE SEE AGENT'S NOTES.



21 Briarfield Rawlings Lane, Fowey, Cornwall, 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

Briarfield is a popular, quiet retirement estate which is situated a short walk down the hill to the town and harbour.

ACCOMMODATION

A front door opens into a hallway which gives access to the living room, shower room and bedroom. Located in the hallway is a useful storage cupboard, used as an airing cupboard, which houses the hot water tank. The living room is a good size with a door and window to the conservatory. The owners have opened up the galley kitchen and installed a breakfast bar with storage. There is an integrated dishwasher, an induction hob and an integral oven. There are plenty of wall-mounted and base storage units.

A door from the kitchen opens into a large, bright conservatory, which the current owners use as a dining room and snug. They have partitioned off the far end to create an occasional bedroom or hobby room/office.

Patio doors lead out to the rear courtyard garden.



The shower room is contemporary in style and has a double shower cubicle, hand wash basin, WC and heated towel rail.

The double bedroom looks over the pretty front garden,

OUTSIDE

The pretty front garden consists of a large patio sitting out area, and shrub borders and beds. A gate leads around the side of the house to the rear garden. The rear courtyard garden has a wooden summer house and a small raised decking area from which to enjoy the Fowey Estuary view.

AGENT'S NOTES

There is an age restriction of 55 or over.
An Estate Management charge is payable to include upkeep of communal gardens/areas and buildings insurance, currently £133 per month.

EPC RATING E

Since the EPC was carried out, the owners have installed solar panels, new electric heaters and double glazing.

COUNCIL TAX BAND B

TENURE - FREEHOLD

Local Authority
Cornwall Council.

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.