

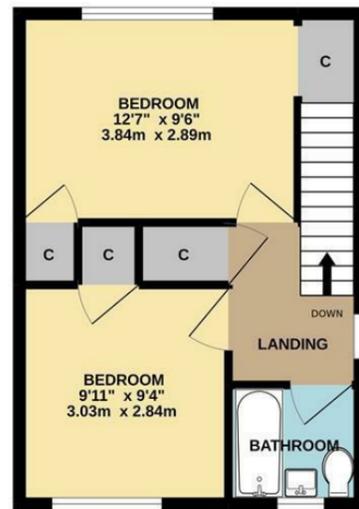
# MAY WHETTER & GROSE

**22 WINDMILL,  
FOWEY, PL23 1HB  
GUIDE PRICE £185,000**

GROUND FLOOR



1ST FLOOR



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 is given as to their operability or efficiency can be given.  
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**AN END OF TERRACE 2 BEDROOM HOUSE WITH FRONT AND REAR GARDENS. CLOSE TO LOCAL AMENITIES AND SCHOOLS. REQUIRES UPDATING.**

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**

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**22 Windmill, Fowey, Cornwall, PL23 1HB**

**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.

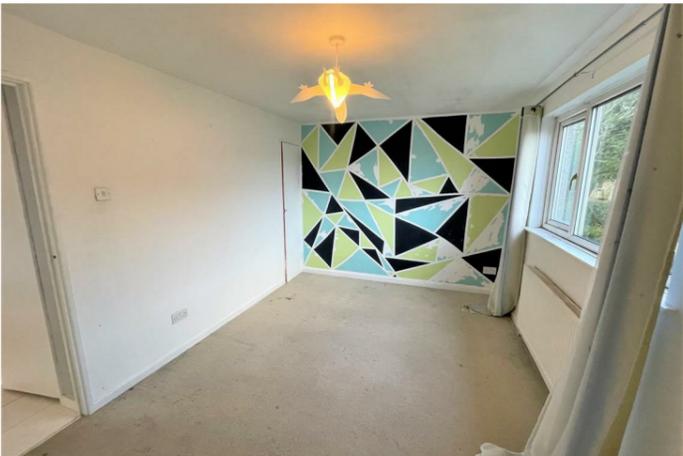
There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

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**  
 An end of terrace, two bedroom property, situated on a popular residential road, close to local amenities, primary and secondary schools. The property has been rented out on an AST and requires some updating.

The front door opens to an entrance hall with stairs leading to the first floor and an opening leads to the sitting room, with a window to the front elevation. There is also storage space under the stairs.

A door leads through to the kitchen/ dining room equipped with base units, laminate flooring and windows to the side and rear elevation. There is also space for a dining table. From the kitchen, a door opens to the rear entrance hall, with external door to the garden and further opening to the utility/ store room with window to rear elevation. The store houses the boiler and has power.



On the first floor, the landing has a window to the side elevation and there is a hatch for loft access. The landing also comprises an airing cupboard.

A double bedroom is located to the front of the property, with large window and built in cupboards and there is a further double bedroom with window overlooking the rear garden.

Also on the first floor there is a family bathroom with tiled shower cubicle, WC and wash hand basin. There is a window to the rear elevation.

The property has gas central heating throughout.

**Outside**  
 Accessed directly from Windmill, a shared path leads to the front garden which is bordered by mature hedging.

The rear garden is accessed from the property via a rear porch. The garden is mainly laid to lawn with a small patio area. A gate at the rear of the garden gives access to a shared pathway.

**EPC RATING D**

**COUNCIL TAX BAND**

**TENURE - FREEHOLD**

**Local Authority**  
 Cornwall Council, Liskeard Cornwall

**Viewing**  
 Strictly by appointment with the Owners Agents: May, Whetter & Grose, Tel: 01726 832299. Fax: 01726 832866

**Services**  
 None of the services, systems or appliances at the property have been tested by the Agents