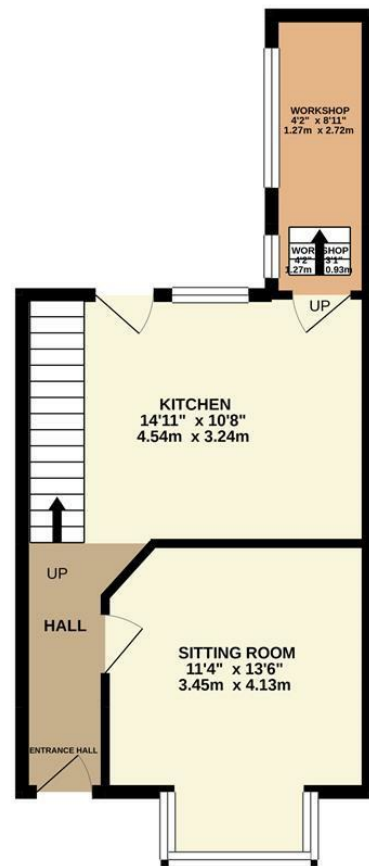
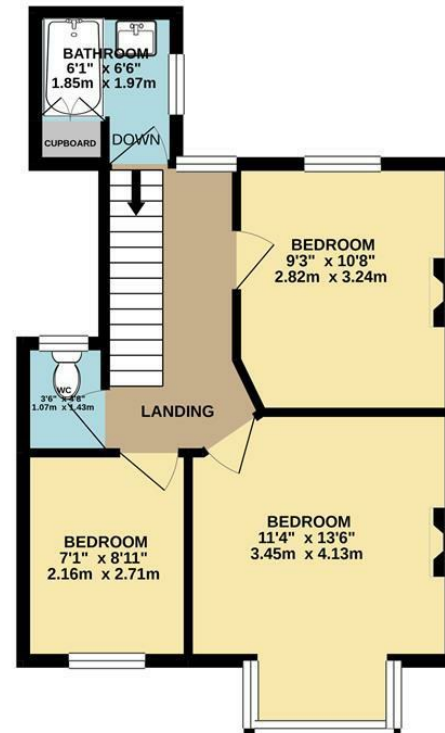


GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

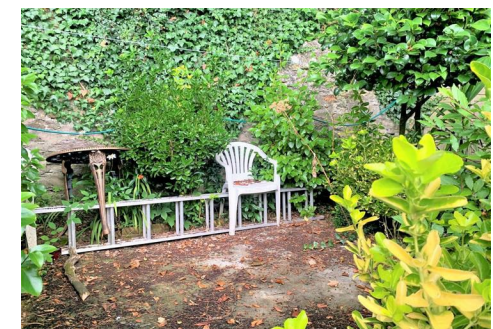


1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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**END OF TERRACE, 3 BEDROOM HOUSE IN NEED OF COMPLETE RENOVATION. CLOSE TO TOWN CENTRE WITH VIEW OVER THE TOWN TO THE HARBOUR.**

**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.





2 Daglands Road, Fowey, Cornwall, PL23 1JL

#### 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.

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

Situated just a short distance from the centre of town the property has been owned within the same family for a number of years and is now in need of complete renovation.

The accommodation comprises hallway with stairs leading to the first floor.

There is a sitting room with generous bay window to the front of the property and to the rear there is a kitchen/dining room with door opening to rear courtyard. Accessed from the kitchen there is further room, currently used as store/workroom, with door opening to rear patio.

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)



Stairs lead to the first floor landing, where there are 2 double bedrooms and a single bedroom. A family bathroom is located to the rear of the upstairs landing.

#### Outside

The property is approached directly from Daglands Road via steps leading to the front door. To the side of the house any alleyway leads to the rear of the property. The neighbouring property has shared access along this alleyway.

To the rear of the property there is a courtyard with steps leading to terraced garden, enclosed by walling and borders planted with mature shrubs.

#### EPC Rating - F

#### 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](mailto: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

(01726) 832299