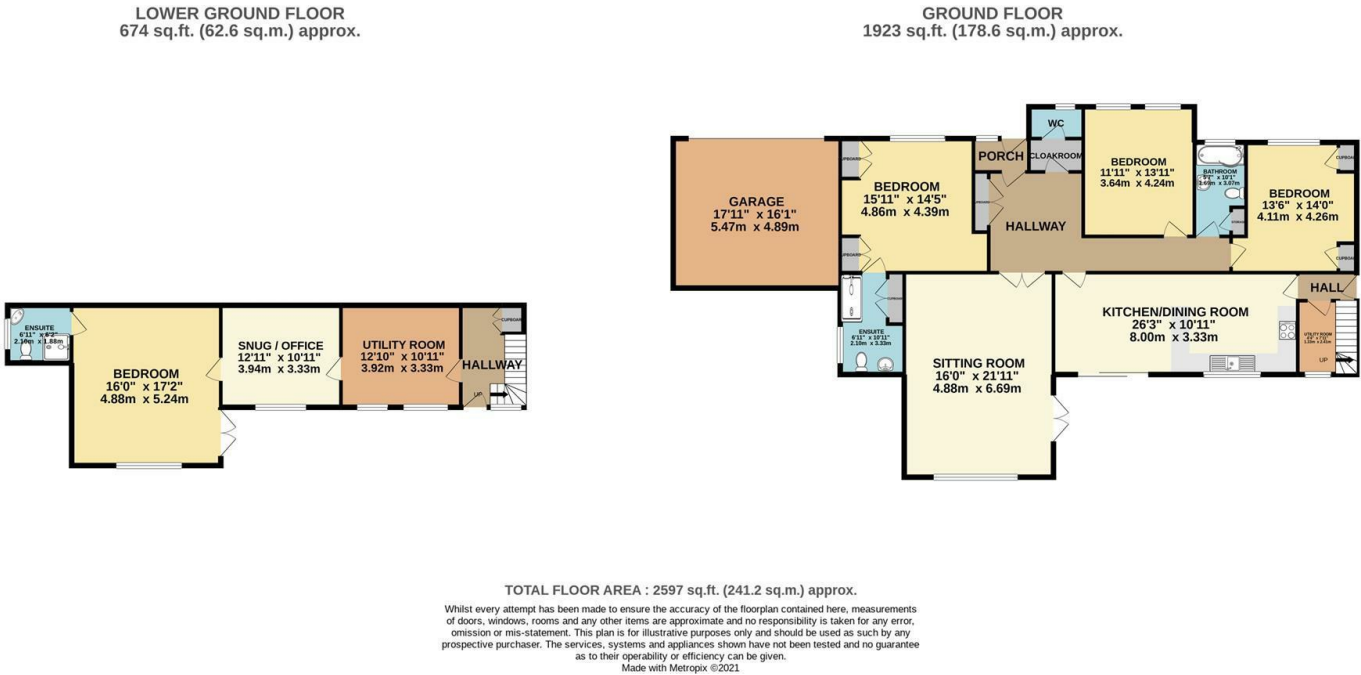


MAY WHETTER & GROSE

11 TOWER PARK,
FOWEY, PL23 1JD
GUIDE PRICE £950,000



AN EXCITING OPPORTUNITY TO PURCHASE A SPACIOUS, DETACHED HOUSE SITUATED IN A PRIVATE SETTING ON ONE OF FOWEY'S MOST SOUGHT AFTER ROADS. THIS PROPERTY ENJOYS A VIEW TO THE WATER, PARKING FOR SEVERAL VEHICLES, A DOUBLE GARAGE, GARDEN AND IS A SHORT WALK FROM READYMONEY BEACH.

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.



11 Tower Park, Fowey, Cornwall, PL23 1JD

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

In need of modernisation, this house provides spacious and flexible accommodation arranged over two floors. Located in one of Fowey's most sought after residential roads, this property would suit as a delightful family or second home.

An entrance porch opens to a large hallway, with doors leading to the sitting room and kitchen/ dining room, both of which enjoy sea and countryside views and have doors leading out to a balcony. Doors also open to a double bedroom with built in wardrobes and ensuite, two further double bedrooms, a bathroom with airing cupboard, a cloakroom with a separate wc and double storage cupboard.



From the kitchen, stairs lead to a hallway with under stairs storage, a utility room, a well sized room that could be used as a snug / office and a double bedroom with ensuite. Double doors lead out onto the patio area, which has steps leading down to the garden.

The Outside

At the front of the property there is a tarmac driveway which leads to a double garage and creates parking for several vehicles. Fencing and hedging to the front of the property provides a good degree of privacy. Pathways lead around both sides of the house to the rear garden with paved pathway and steps that take you to a gate at the bottom of the garden that opens out onto the path to Readymoney beach. The rear garden can also be accessed from the ground floor accommodation and side of the property. There are a number of mature trees and plants with hedging allowing for privacy from neighbouring properties.

There is plenty of scope to extend the property, subject to the necessary consents and planning permissions.

EPC RATING - D

Local Authority

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

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