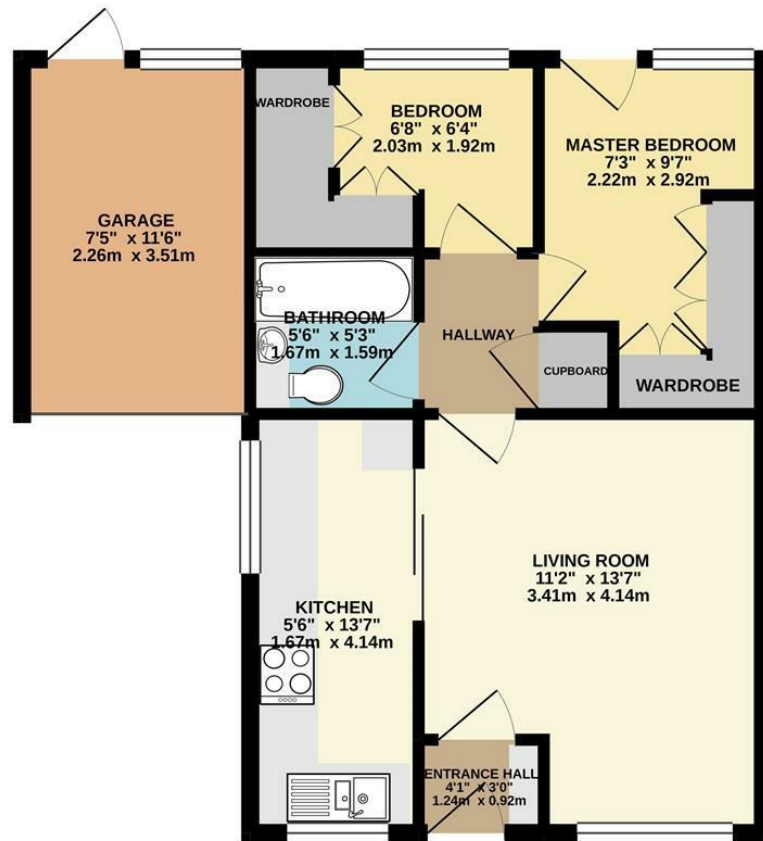


GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 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. The 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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MAY WHETTER & GROSE

**31 BRIARFIELD RAWLINGS LANE,
FOWEY, PL23 1DT
GUIDE PRICE £210,000**



A TWO BEDROOM, SEMI-DETACHED BUNGALOW SITUATED ON THE EDGE OF THE VERY POPULAR BRIARFIELD DEVELOPEMENT, BENEFITTING FROM AN OFF ROAD PARKING SPACE, GARAGE AND REAR GARDEN. IN NEED OF REFURBISHMENT. SOLD WITH VACANT POSSESSION.

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.



31 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

Although addressed as Rawlings Lane the property is situated on the edge of the very popular and friendly Briarfield development. The estate is aimed at the older population and has an age restriction of 55 years and above. Located very close to the doctors surgery and within walking distance of a local convenience store, sub post office and a bus stop offering a service to Par and St Austell. The local bus which services the surrounding estates in Fowey picks up and drops off outside the church in the the centre of Fowey, saving the hill climb!



ACCOMMODATION

An inner entrance hall with a built-in wooden storage unit leads into the sitting/dining room. This is a good size room with a storage heater, plenty of power sockets and double glazed windows. A sliding door opens into the kitchen which has an inbuilt oven and electric hob with space for fridge freezer and washing machine. A further door leads to the bathroom with bath and electric shower over, a storage cupboard containing the water tank and further doors lead into two bedrooms. Both bedrooms have fitted wardrobes with the master bedroom having a patio door leading out into the rear garden.

OUTSIDE

The front of the property is easy to maintain with steps leading down to the front door. The bungalow is semi-detached with garages to both properties adjacent to number 31. The rear garden is a level plot with a side gate for access. The garden is in need of some care and attention but is a manageable size with potential for a conservatory. The garage has a door to the rear leading into the garden and plenty of space for storage.

This property is in need of refurbishment

AGENTS NOTES

The property has an age restriction of 55 and over. There is a management company in place which looks after the external care of the properties within this estate. Please ask for more details.

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

EPC RATING D