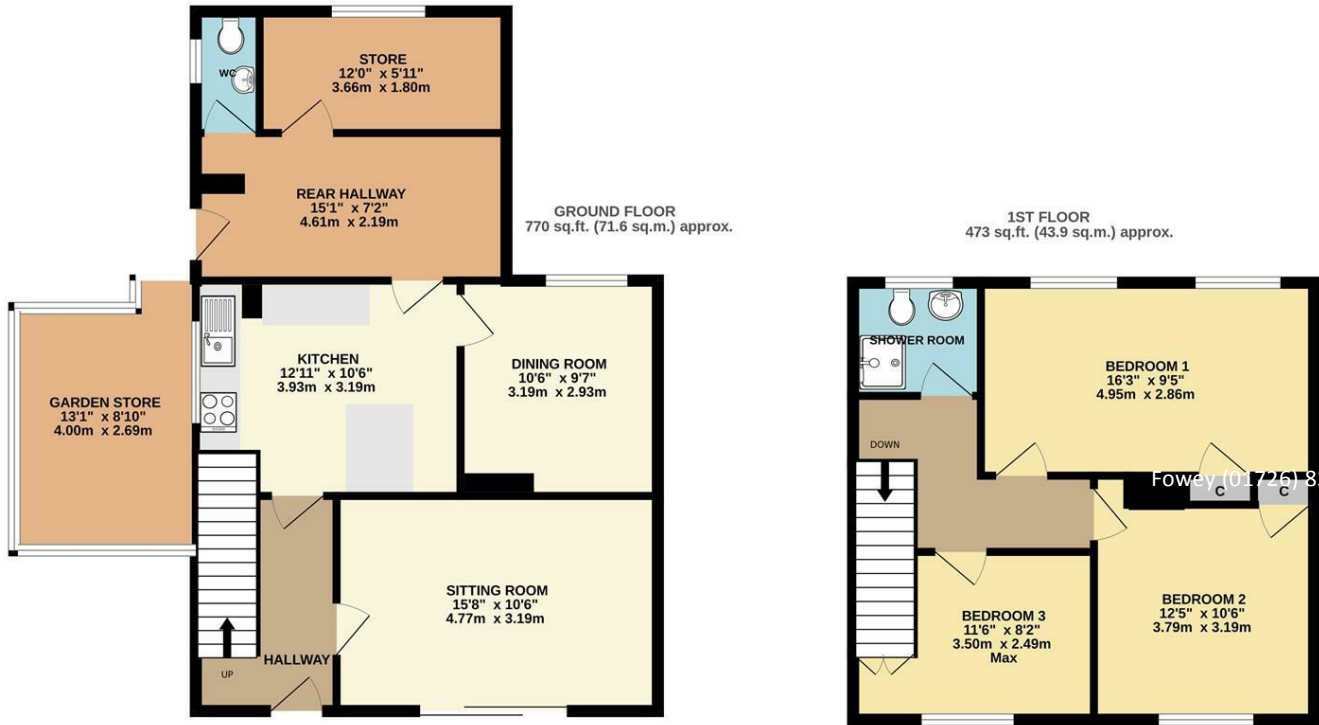




25 PARK ROAD,
FOWEY, PL23 1EE
GUIDE PRICE £250,000



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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A 3 BEDROOM SEMI DETACHED HOUSE WITH LARGE GARDENS TO THE FRONT, SIDE AND REAR. LOVELY VIEWS OVER FOWEY TO COUNTRYSIDE BEYOND. CLOSE TO SCHOOLS AND LOCAL AMENITIES.



25 Park Road, Fowey, PL23 1EE

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
Situating in a sought after residential area of the town, the property is close to local amenities including primary and secondary schools, and a short walk to the town centre.

The property has been a much loved family home for many years and is now ready for a new owner to modernise and put their own stamp on the property. With large gardens, there is scope to extend the house and create parking for several cars (subject to the necessary planning permissions).

Accommodation
The front door opens to an entrance hall with stairs leading to the first floor. A door leads to the generous sized sitting room with sliding doors opening to a patio and lovely views over the front garden and to countryside beyond.

A kitchen/breakfast room has a range of base and wall units with window to the side elevation and a door opens to the dining room with window to the rear elevation.

From the kitchen a door leads to the rear hallway with access to the rear garden. There is a further useful store and separate WC.

Located to one side of the property there is a garden room, in need of repair.



Stairs lead from the entrance hall to the first floor where the landing has doors to 3 bedrooms, 2 double bedrooms and a single bedroom. The principal bedroom located to the rear of the property has large window with outlook over the rear garden. The 2nd double bedroom and single bedroom have views over the front garden and to countryside beyond.

There is a shower room with shower cubicle, WC and wash basin.

Outside
The property is accessed from either Park Road, with pathway leading through the front garden, or from Tavern Barn with gate opening to the side gardens. Benefitting from large gardens on 3 sides and laid to lawn, there is potential to extend the property and create ample parking for several cars, subject to permissions.

Agents Note
The property is ex local authority it was constructed as a Cornish unit. A PRC certificate is available, however some mortgage lenders may not lend and purchasers are advised to make their own enquiries. The sale is subject to Probate being granted.

Council Tax Band - B

EPC Rating - F

Freehold

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.

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