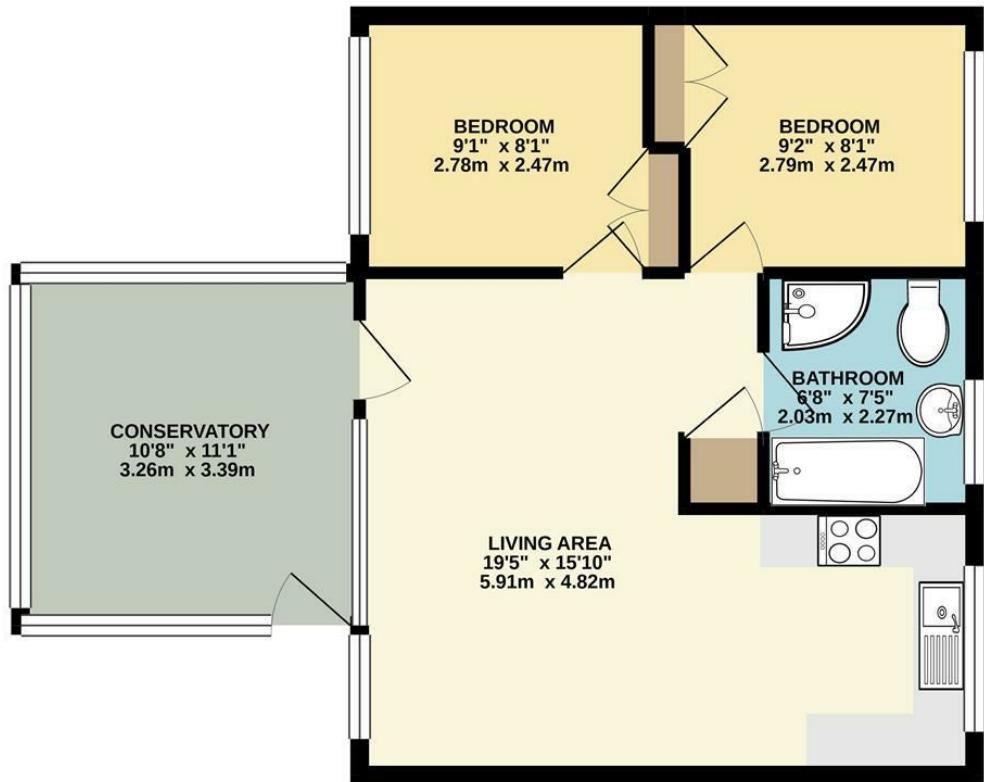


GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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. Dimensions or areas shown are for guidance purposes only and should not be relied upon 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.  
Made with Metropix ©2022



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.

# MAY WHETTER & GROSE

1 FOUR TURNINGS,  
FOWEY, PL23 1JU  
GUIDE PRICE £165,000



A TWO BEDROOM END OF TERRACE BUNGALOW SITUATED ON THE OUTSKIRTS OF FOWEY. FRONT AND REAR GARDEN, LARGE CONSERVATORY AND OFF ROAD PARKING. GREAT INVESTMENT OPPORTUNITY, VACANT POSSESSION.



## 1 Four Turnings, Fowey, Cornwall, PL23 1JU

### 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.

Conveniently situated on the edge of Fowey, Four Turnings bungalows were former holiday lets belonging to the garage. They are all now privately owned and 1 Four Turnings has had a restriction lifted so that it can be occupied all year round.



### Accommodation

From the communal car park, a gate leads into the rear garden with a door to the conservatory. Heated via an electric panel heater the large, airy and bright conservatory looks over the rear garden. A door leads into the living room with a wood burning stove as the main focal point. A wooden divide separates the kitchen which has ample storage units, space for a washing machine and upright fridge freezer and built in electric Bosch oven and Lamorva hob.

The immaculate, modern bathroom has a bath, sink with vanity unit, WC and separate corner shower cubicle with electric Mira shower.

From the living area, doors also lead into two bedrooms both of similar size and have in-built storage cupboards.

### OUTSIDE

From the allocated parking bay a gate leads into the gardens. The pleasant rear garden is mostly laid to lawn edges with a flowerbeds. There is also a small wooden shed. A path leads from here around the side of the property to the front garden which has a greenhouse and shed. This area was formerly used as a vegetable garden.

### 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 - E