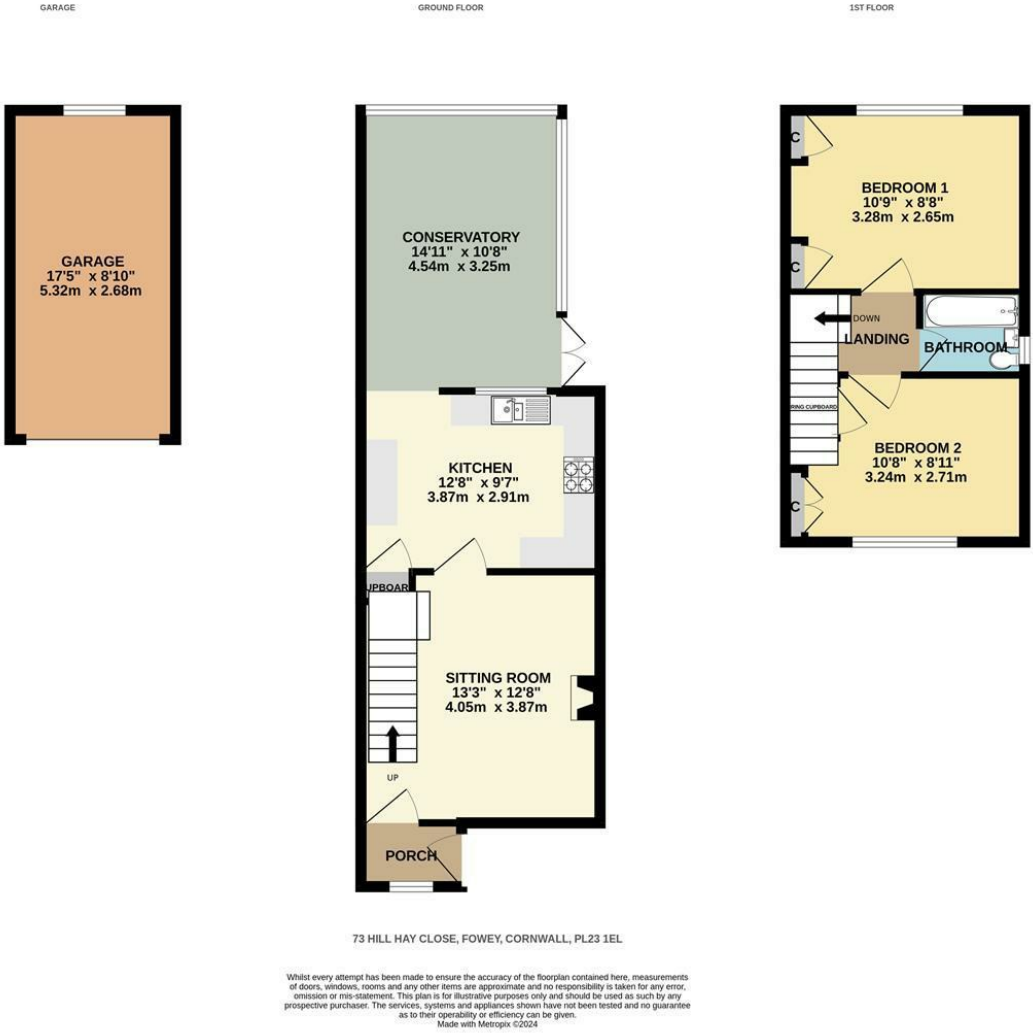




73 HILL HAY CLOSE,  
FOWEY, PL23 1EL  
GUIDE PRICE £250,000



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTONS 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.



**A TWO BEDROOM SEMI-DETACHED HOME ON THE POPULAR HILL HAY ESTATE. BENEFITTING FROM A LARGE CONSERVATORY, COUNTRYSIDE VIEWS OVER THE ROOF TOPS, A GARAGE AND OFF ROAD PARKING SPACE. CLOSE TO THE LOCAL SCHOOLS AND RECREATION GROUNDS.**





73 Hill Hay Close, Fowey, PL23 1EL

**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.

Hill Hay is a very popular estate in Fowey. Its location is ideal for families being within a level walk of primary and secondary schools and recreation grounds. It also is a great location for commuting out of Fowey for people who need to work, especially in the summer months when the town can get busy. It is also within walking distance of Ready Money beach and the town centre.

**THE PROPERTY**

The front door opens into an inner porch which is ideal for storing coats and shoes.

This leads into the sitting room which has an open staircase rising to the first floor and a wooden fire surround with marble hearth and gas fire to keep you cosy and warm in the cooler nights.



From the sitting room a door opens into the kitchen which comprises of ample base and wall storage units, an integral electric oven and gas hob and space for a dishwasher, washing machine and upright fridge freezer. The kitchen leads through into the lovely light, airy and sizeable conservatory which, for the current owners, is treated as a dining room and somewhere they spend most of the day.

**OUTSIDE SPACE**

A door from the conservatory opens into the rear garden which is very easy to maintain with a sitting out area and a gate giving side access to the road.

The property benefits from a garage with power and off road parking space which is attached to the neighbours garage.

There is gas central heating and double glazing throughout.

**COUNCIL TAX BAND B**

**EPC RATING - D**

**TENURE - FREEHOLD**

**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](mailto:info@maywhetter.co.uk)

**Local Authority**

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