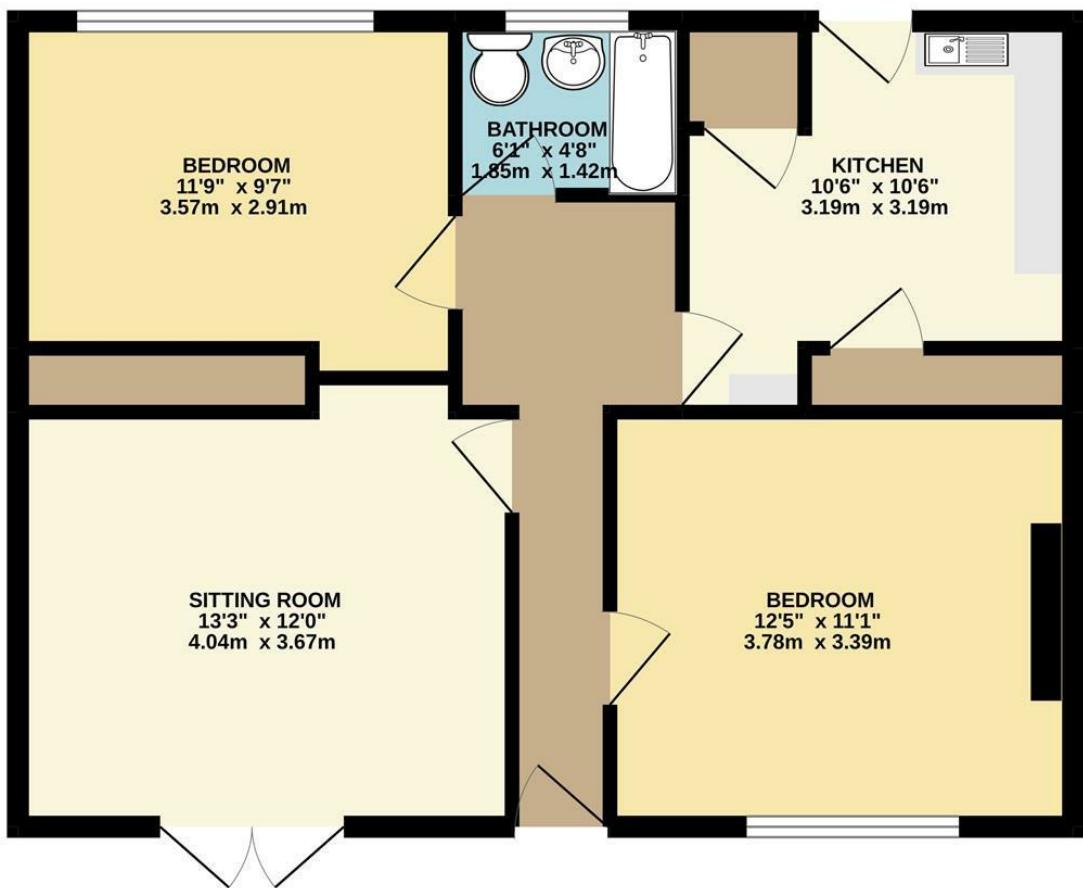


GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



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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# MAY WHETTER & GROSE

25 GREEN LANE,  
FOWEY, PL23 1DX  
GUIDE PRICE £190,000



A RARE OPPORTUNITY TO PURCHASE A TWO BEDROOM GROUND FLOOR FLAT WITH VACANT POSSESSION. FRONT AND REAR GARDENS, OUTSIDE STORE AND WITHIN A SHORT WALK OF CONVENIENCE STORES AND SCHOOLS.

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.



## 25 Green Lane, Fowey, Cornwall, PL23 1DX

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.

Located on Green Lane, this property is within a short walk of a convenient store, post office, recreation ground, doctors surgery, primary and secondary schools. A walk down the hill leads to the town and harbour.

There is the ability to road park on Green Lane but that would be on a first come first serve basis.

### ACCOMMODATION

Accessed via its own front door, the property accommodation is flexible and comprises of two double bedrooms, sitting room, all of a good size, a kitchen and bathroom. The sitting room and rear bedroom both have built in storage areas, with the sitting room having double doors opening out onto a decked area, great for relaxing with a cup of coffee and a good book.

The kitchen has base and wall units with space for a washing machine and freestanding cooker (extractor fan in place). Built in cupboards provide very useful storage and a separate cupboard houses the water heater. There is a door to the rear garden.



The bathroom comprises of WC, sink, bath with electric shower over.

### OUTSIDE

From the road a shared path leads down passing the front garden which is owned by the flat, this is mostly laid to lawn with mature shrubs.

There is a lane which gives access to the rear garden and property, this garden again is mostly laid to lawn and has a very handy good sized concrete store room.

### AGENTS NOTES

This property has a covenant which restricts the usage stating "Not to do suffer or permit the flat to be used for any unlawful or immoral purpose or otherwise than as a private residential flat.

### LEASEHOLD

91 Years remaining  
Ground rent £10.00 PA  
Maintenance charge when needed.

### COUNCIL TAX BAND - A

### EPC RATING D

### Local Authority

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

### 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)

### Services

None of the services, systems or appliances at the property have been tested by the Agents.