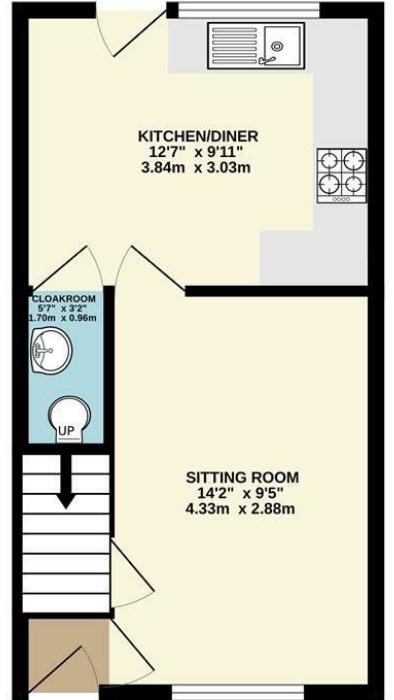
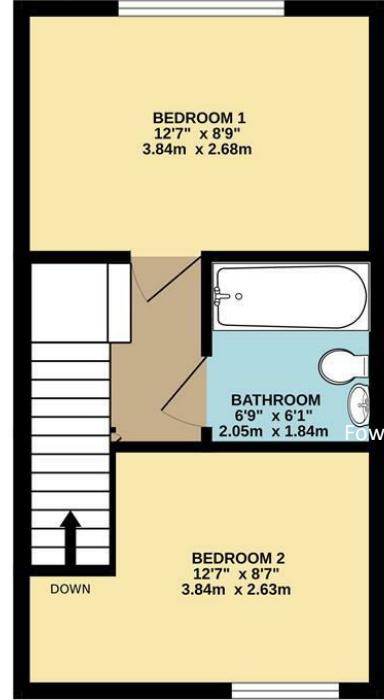




GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.
Whilst every care has been taken in the accuracy of the floor plans, 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.
Made with Metropix 62023.



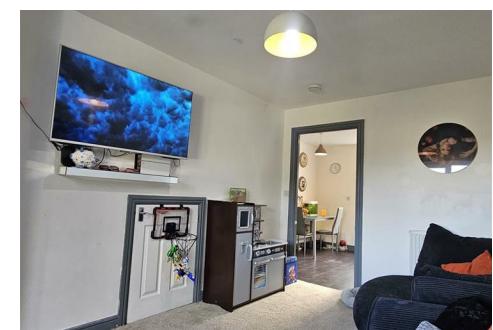
Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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 representations 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.



M A Y W H E T T E R & G R O S E

4 SEA KING COURT, HILL HAY CLOSE,
FOWEY, PL23 1FA
FIXED PRICE £132,300



A RARE OPPORTUNITY TO PURCHASE A TWO BEDROOM, SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION WITH ELEVATED VIEWS, REAR GARDEN AND TWO DESIGNATED PARKING SPACES . THIS IS A SECTION 106 AFFORDABLE HOME AND ONLY AVAILABLE TO BUYERS WHO MEET THE ELIGIBILITY.

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M A Y W H E T T E R & G R O S E

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4 Sea King Court, Hill Hay Close, Fowey, PL23 1FA

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.

An exciting and rare opportunity to purchase a modern, very well presented two bedroom semi detached home in a sought after location on the Hill Hay estate. Sea King Court is small, quiet Cul De Sac on the fringe of the estate enjoying elevated, countryside views.

ACCOMMODATION

The front door opens into an entrance hall which has space to hang coats and place shoes. Stairs rise up to the first floor and a door opens into the warm and welcoming sitting room which has a useful storage cupboard and flows through into the kitchen/dining room.

The modern and well designed kitchen has integral oven and gas hob with space for an upright fridge freezer and washing machine. A door opens off the dining area to a Cloakroom with WC and wash hand basin.

A door gives access to the rear garden.



The first floor comprises of two double bedrooms and a family bathroom. The principal double has a rear aspect looking over the garden and has fitted wardrobes, the front aspect bedroom benefits from elevated countryside views. This room also has a useful storage cupboard.

The bathroom has a bath with shower over, wash hand basin with vanity unit and WC.

This property has gas central heating and double glazed windows and doors throughout.

OUTSIDE

The property benefits from two allocated off road parking spaces to the front. The rear garden has a sitting out patio area, Astro turf lawn, a wooden storage shed and raised decking area. There is an access gate at the rear which opens to a path which runs behind the back of the house next door providing direct access to the rear garden from the front.

AGENTS NOTES

This property is subject to a section 106 agreement which requires buyers to meet certain eligibility criteria listed below:
Residency/permanent employment of 16+ hours per week for 3+ years

OR

Former residency of 5+ years

OR

Close family member (Mother/Father/Sister/Brother/Son/Daughter) where that family member has lived in the parish for 5+ years

EPC RATING B

COUNCIL BAND B

TENURE FREEHOLD

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