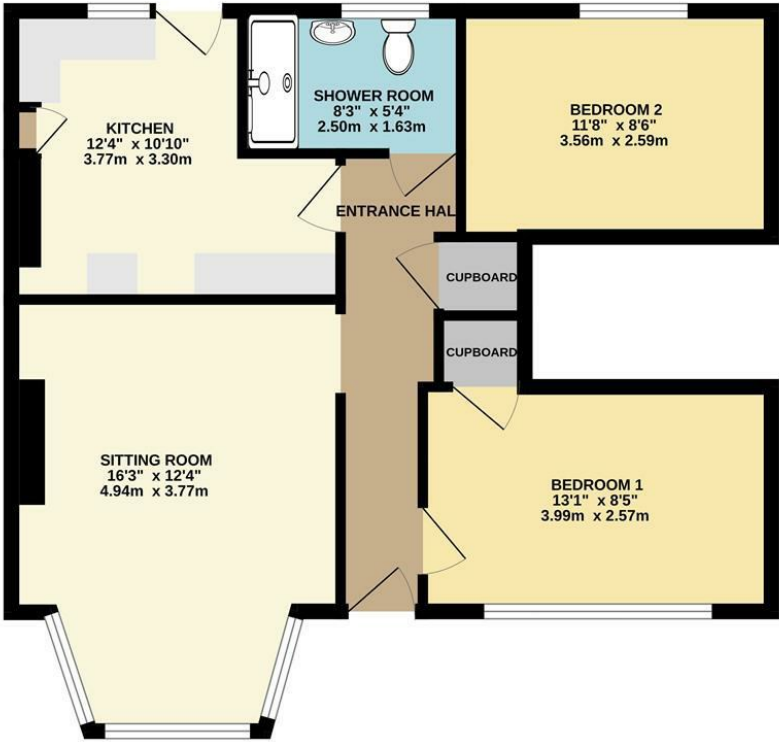


620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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40 WINDMILL,
FOWEY, PL23 1HD
GUIDE PRICE £135,000



A TWO BEDROOM GROUND FLOOR APARTMENT IN THE POPULAR WINDMILL ESTATE. IN NEED OF MODERNISATION AND REDECORATION. FRONT AND REAR GARDEN, OUT BUILDING AND OFF ROAD PARKING SPACE. CLOSE TO BOTH PRIMARY AND SECONDARY SCHOOLS. **VACANT POSSESSION AND CHAIN FREE**



40 Windmill, Fowey, PL23 1HD

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.

Windmill estate is a popular residential area located at the top of the town and only a short walk down to the shops, restaurants and harbour. The estate includes a primary and a secondary school and is within a short walk of a large recreational field and play park.

ACCOMMODATION

From the road, steps lead down to the entrance of the ground floor flat. There is a external lift giving wheelchair access to the apartment.

A door opens into an entrance hall which gives access to a living room, kitchen, two double bedrooms and a wet room.

The spacious living room has a large, deep bay window letting in plenty of light and looks over the front garden.

The Kitchen has ample wall and base storage units along with built-in storage cupboards. There is space and plumbing for an upright fridge freezer, freestanding oven and washing machine. The gas boiler is located in the kitchen and a door gives access to the garden.



The property has two double bedrooms. The front aspect bedroom has a large window letting in plenty of light and a built-in storage cupboard. The rear bedroom, looks out at the first floor flats garden.

The wet room has a WC, wash basin and electric wall mounted shower.

In the hallway, is a useful storage cupboard ideal for cleaning equipment.

The property has double glazing and is gas centrally heating throughout.

OUTSIDE

To the front of the property there is an off road parking space with steps leading down to the entrance. The flat has a front garden which is mostly laid to lawn. There is access around the side of the property, through the first floor flats garden and into the rear garden. The garden is mostly laid to lawn with a patio area. There is a outbuilding which is in need of some maintenance.

AGENT NOTES

Ex local authority flat
Leasehold
Term 990 to be renewed at point of sale
Annual service charge £187.20 subject to a price increase from April 2026. From 1st April 2026 Annual Service Charge £495.36, subject to annual review from 1st April 2027.

EPC RATING - C

COUNCIL TAX BAND - A

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