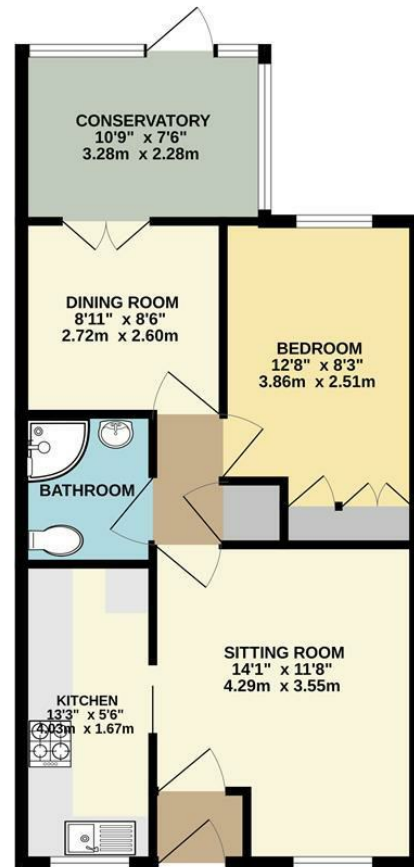


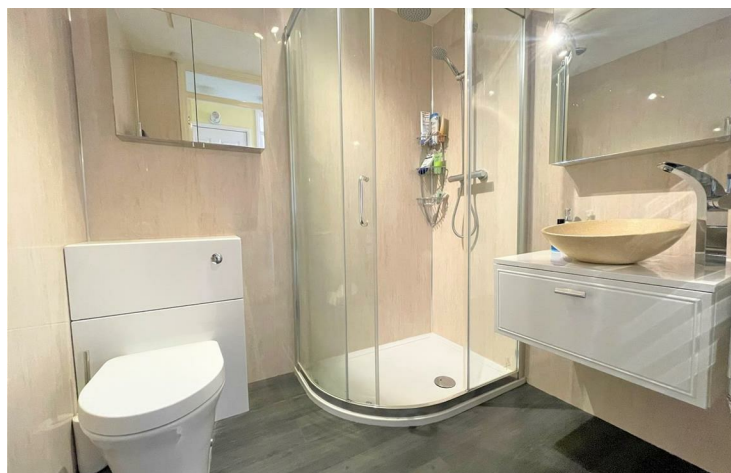


GROUND FLOOR



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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**6 BRIARFIELD,
FOWEY, PL23 1DT
GUIDE PRICE £238,000**



A TWO BEDROOM RETIREMENT BUNGALOW SITUATED IN THE POPULAR BRIARFIELD DEVELOPEMENT. BEAUTIFUL, ELEVATED VIEWS OVER THE COUNTRYSIDE SURROUNDING THE FOWEY RIVER. FRONT AND REAR GARDENS, OFF ROAD PARKING FOR TWO CARS.

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.



6 Briarfield, Rawlings Lane, Fowey, Cornwall, PL23 1DT

The 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.

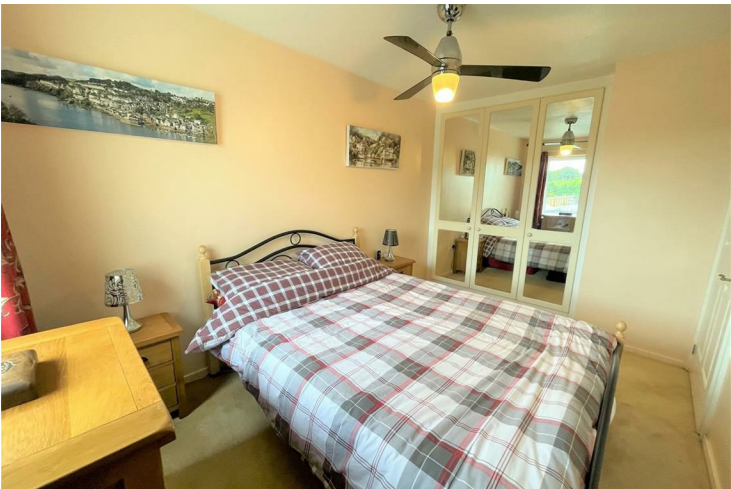
There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

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.

The Property
 A very well presented, two bedroom mid terraced bungalow situated in the very popular retirement development of Briarfield.

The front door opens into an inner hallway with a further door leading into the spacious and bright sitting room. Off the sitting room is a modern and well equipped galley kitchen with space for an up right fridge freezer and washing machine. Benefitting from plenty of wall and base units and an integral electric oven and hob.

From the sitting room a hallways leads to a useful storage cupboard housing the water tank, a shower room and two double bedrooms, one being currently used as a separate dining room.



The stylish shower room has a corner shower cubicle, WC, wash hand basin with floating vanity unit and two heated towel rails.

A double bedroom with built in wardrobe enjoys views over the rear garden and countryside beyond.

A second bedroom, currently being utilised as a dining room, has french doors opening into a conservatory which floods the room with light and has views over the rear garden and countryside beyond.

Outside
 The front garden has a paved path leading to the front door with a mature shrub privacy border to the left and a lawn to the right. A decking area runs across the front of the property, providing a perfect place for a bench to sit and chat to your neighbours!

The rear garden is very easy to maintain being mostly gravel with raised decked areas from which to soak up the views and enjoy al fresco dining.

TENURE - FREEHOLD

EPC RATING - E

COUNCIL TAX BAND C

AGENTS NOTES
 Properties at Briarfield development can only be occupied by those who are aged 55 years or above and able to live independently. There is a service charge which includes communal site maintenance, front garden lawn and hedge maintenance, front of property painting etc and buildings insurance.

Being sold chain free!

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

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