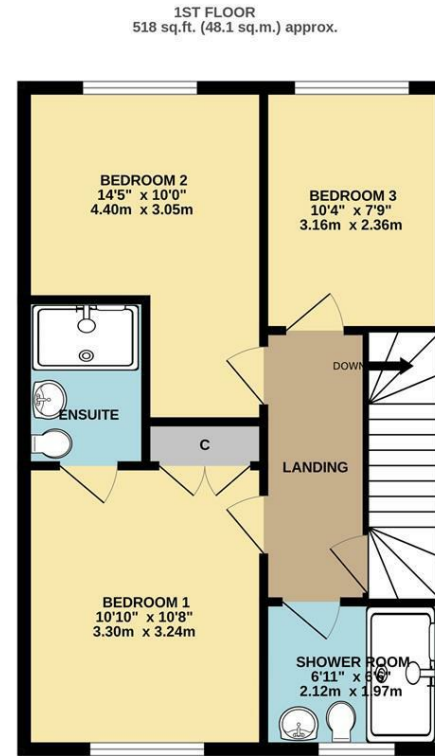
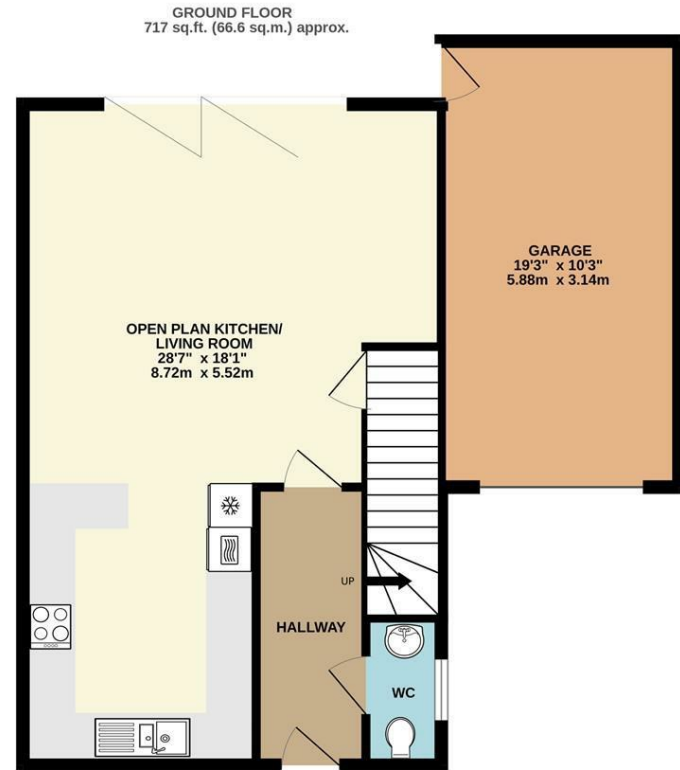
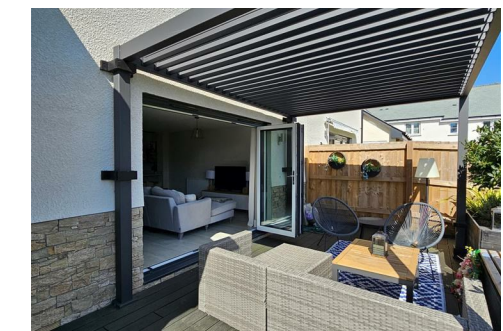




30 LANTIC ROAD,
FOWEY, PL23 1FD
GUIDE PRICE £395,000



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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A THREE BEDROOM SEMI-DETACHED, MODERN, FAMILY HOME IN A SOUGHT AFTER DEVELOPMENT IN FOWEY. SUPERBLY PRESENTED INSIDE AND OUT AND WITH THE BENEFIT OF A GARAGE AND OFF ROAD PARKING.

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.



30 Lantic Road, Fowey, Cornwall, PL23 1FD

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.

LOCATION

Built in 2021, Harbour Reach is a very popular development on the edge of Fowey. Conveniently located for accessing the local schools, amenities, countryside walks and beaches. It makes for a great family home or second home being one step away from the hustle and bustle of the town.

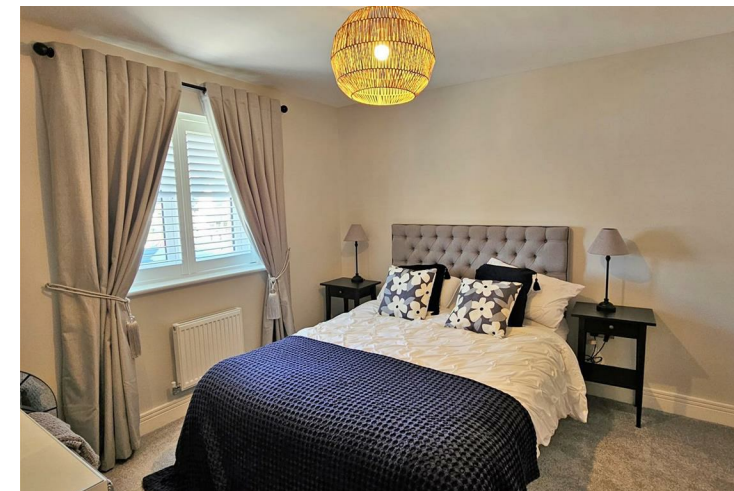
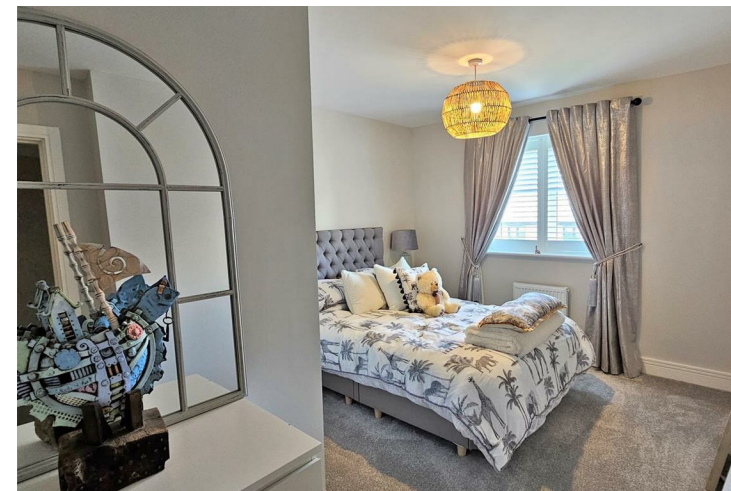
THE PROPERTY

A porch canopy shelters the front door from any inclement weather. Opening into the entrance hall, you immediately know that you are in for a treat! Wood flooring runs throughout the ground floor with solid oak doors opening into a separate WC and the living area. Stairs rise up to the first floor.

The living area is just beautiful with plenty of room for dining, entertaining or simply relaxing. Tri-fold doors pull back to make an amazing social space especially on glorious sunny days bringing the garden into the property. The kitchen is sleek, modern in design with Granite worktops and very well equipped with integral appliances including Bosch double oven, induction hob, fridge freezer and dishwasher, plenty of storage base units and generous work surface.

There is a very handy storage cupboard ideal for cleaning equipment and other paraphernalia

www.maywhetter.co.uk



Stairs rise up to the first floor which doesn't disappoint! It comprises of a single and double bedroom with views over the rear garden, a family shower room and a principal bedroom with an en-suite shower room and built in wardrobes. Both shower rooms are contemporary in design and comprise of a double shower cubicle with rainhead shower, wash hand basin, WC and heated towels.

The property benefits from a Google Nest Smart Thermostat system with the gas boiler being located in the kitchen.

OUTSIDE

To the front are flower beds and off road parking with the garage set back. The garage has a rear door to access the garden and there is also a side gate. Plumbing for laundry is located in the garage

To the rear is a good sized secure, level garden mostly laid to lawn. Off the living area, is a decked seating area with planters and shaded by a modern Aluminium pergola with a roof that closes for all year round use, the perfect place to unwind with a good book or socialise with friends.

TENURE - FREEHOLD

COUNCIL TAX - C

EPC - B

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

(01726) 832299