



**27 TOWER PARK,
FOWEY, PL23 1JD
GUIDE PRICE £775,000**

GROUND FLOOR
1657 sq.ft. (153.9 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 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 WELL PRESENTED 3 BEDROOM DETACHED BUNGALOW LOCATED ON A HIGHLY SOUGHT AFTER RESIDENTIAL ROAD. SPACIOUS GARDENS, DRIVEWAY PARKING AND GARAGE.

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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
 Situated in the popular Tower Park area, the property offers well presented and contemporary styled 3 bedroom accommodation on one level and on site parking for several vehicles.

Upgraded by the current owners, this lovely property benefits from sizeable gardens to the rear with direct access to St Catherine's Parade and a short walk to Readymoney Beach. It is also a pleasant walk into town along the Esplanade, although there is also the Fowey Town Bus, that drops off/picks up almost outside the property (please check times as these vary). Mature shrubs in the front garden provide an excellent degree of privacy and the property would make a fabulous main home or luxury second home.

Accommodation
 A sizeable front porch opens to a hallway area, with wooden floor and an opening that leads through to the contemporary styled kitchen, with an island unit and range of base and wall units. Window to front elevation and wooden floor. There are a number of integrated kitchen appliances. Accessed from the entrance hall there is a dining room with side window and a spacious sitting room with window to one side and double doors opening to veranda styled balcony with views across to woods beyond and a glimpse of the sea. A fire place houses a gas fire.



From the kitchen, a door opens to a hallway and doors lead to all other rooms. The principal bedroom has a window to the rear elevation with view across the rear garden and to woodland beyond. A door opens to a stylish ensuite shower room with large shower cubicle, WC and wash hand basin. There is also a walk in wardrobe.

A further double bedroom is located to the front of the property with window to the front garden and stylish ensuite shower room. A third double bedroom is located to the rear with windows on 3 aspects and views over the garden and to woodland beyond.

A family bathroom has freestanding bath, WC and wash basin.

From the hallway a door opens to a covered area with door to the rear garden and additional door to the front garden. A further door opens to a very useful utility room with window to the rear garden. There is also a pedestrian door which opens to the garage.

The property benefits from recently renewed gas central heating system, new ensuites, windows and doors. The owner has planning permission to extend the property - PA21/10300. Please visit the Cornwall Council planning portal for further information.

Outside
 The property is accessed directly from Tower Park leading on to the tarmac driveway. The borders are planted with mature shrubs and plants which makes this area very private from the road. The garage is accessed via a roller shutter door.

A path leads around the outside of the property with access to the rear garden. This sizeable area is enclosed by hedging and fencing and is laid mainly to lawn with a number of shrubs, plants and mature trees. There is a pedestrian gate giving access to St Catherine's Parade and a short walk to the beach and coastal footpaths.

A covered balcony, accessed from the sitting room, has a tiled floor and has ample space for table and chairs. Steps lead down to the garden and there is a useful storage cellar underneath part of the property.

Council Tax Band - F
EPC Rating - C
Freehold