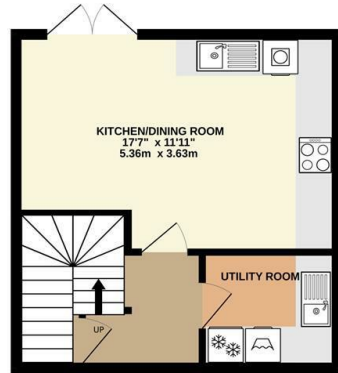




MAY WHETTER & GROSE

36 DU MAURIER DRIVE, FOWEY, PL23 1DW GUIDE PRICE £350,000

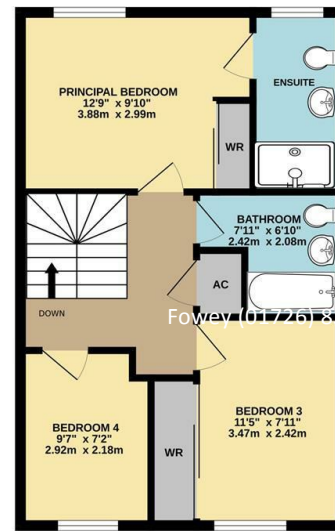
LOWER GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.

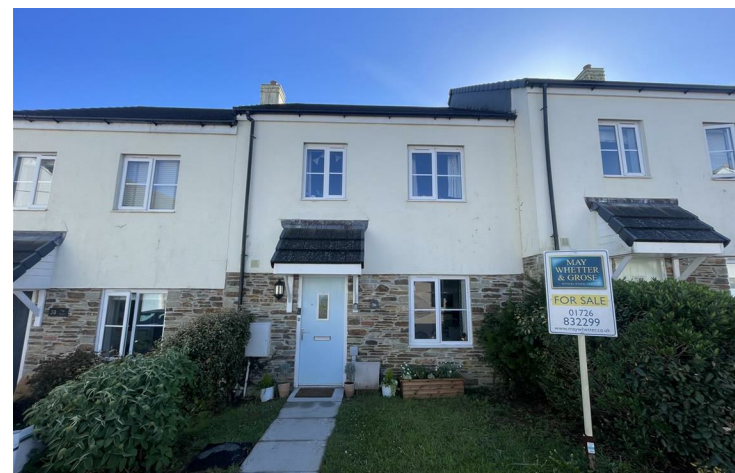


1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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.
Made with Metropix 5/2024.



A MODERN AND EXTREMELY SPACIOUS THREE STOREY, MID-TERRACED, FOUR BEDROOM FAMILY HOME ON A VERY POPULAR ESTATE IN FOWEY. REAR GARDEN, GARAGE WITH OFF ROAD PARKING SPACE AND ELEVATED VIEWS. WITHIN WALKING DISTANCE OF THE PRIMARY AND SECONDARY SCHOOL, RECREATION FIELD AND PLAY PARK.

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.



Fowey (01726) 832299



MAY WHETTER & GROSE

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36 Du Maurier Drive, Fowey, PL23 1DW

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.

Du Maurier Drive estate was built in 2016 and is an eclectic mix of family homes and bungalows of various attractive designs. Situated on the edge of Fowey the estate is close to schools and other amenities, yet easy to commute out of the town if and when necessary.

ACCOMMODATION

This property is split level with the entrance level being the middle floor.

From the entrance hall stairs rise up to the first floor and down to the ground floor. There is a separate WC with hand wash basin, a bedroom which could also be utilised as a snug or games room and the living room.

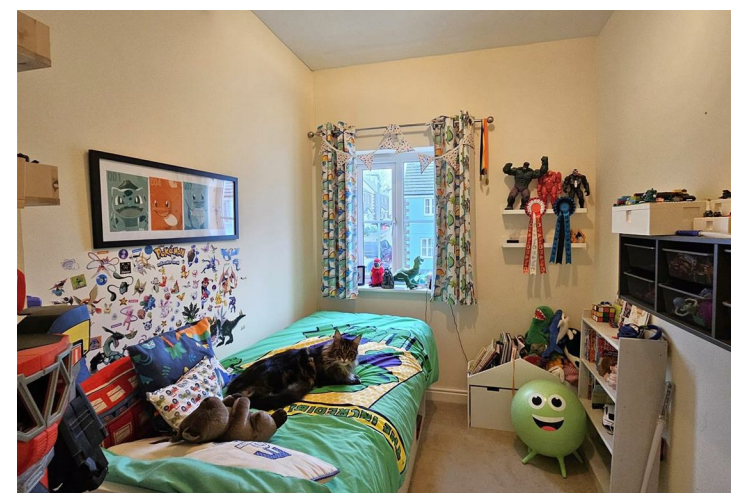
The large and impressive living room has a fire place as the focal point which houses an electric fire. Two windows let in plenty of light and have elevated views over the rear garden, roof tops and countryside beyond. Engineered Oak floor throughout the entrance level is practical and gives an extremely smart appearance.

Stairs rise up to the first floor which comprises of three bedrooms, family bathroom and airing cupboard.

Bedroom three is a single room and faces to the front of the property, bedroom two also front facing, is a double with fitted wardrobes.

The principal bedroom is a larger double with fitted wardrobes and elevated views to the rear. This bedroom benefits from an en-suite shower room with a shower cubicle with large tray, WC and wash hand basin.

The family bathroom has a bath, WC and wash hand basin.



Stairs from the entrance level lead down to the ground floor which comprises of a practical under stairs cupboard, a useful utility room and sizable modern and stylish Kitchen/diner. The kitchen provides ample base and wall storage units with plenty of worksurface to prepare food. The electric AEG oven and induction hob are integral and there is space for a dishwasher. The boiler is housed in the kitchen. The dining area has french doors leading out to the rear garden.

The utility room has extra wall and base units with a sink and there is space for a washing machine and American styled fridge freezer.

The vendors have laid a beautiful and robust slate flooring which is very practical when coming in from the garden.

OUTSIDE

To the front of the property is a small lawn with mature shrubs and a path leading to the front door.

To the rear is a slate paved patio area with lawn leading down to a decked sitting area and Wendy house/wooden storage shed.

There is a gate at the bottom of the garden which accesses a shared pathway. Being mid terrace, this pathway gives direct access to the properties garden without having to go through the home.

The property benefits from a garage and one off road parking space. There is an option to park outside the home but no legal rights. The garage is leasehold.

AGENTS NOTES

The garage is leasehold with 993 years left remaining.

There is a maintenance charge of £200 approximately per annum for communal areas.

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

EPC RATING - C

COUNCIL TAX BAND - E

TENURE - FREEHOLD