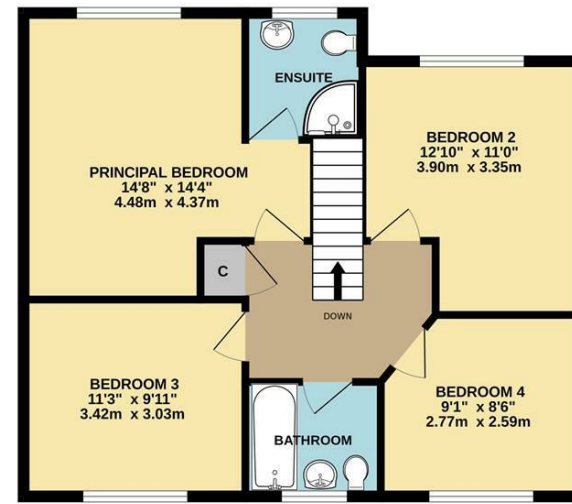
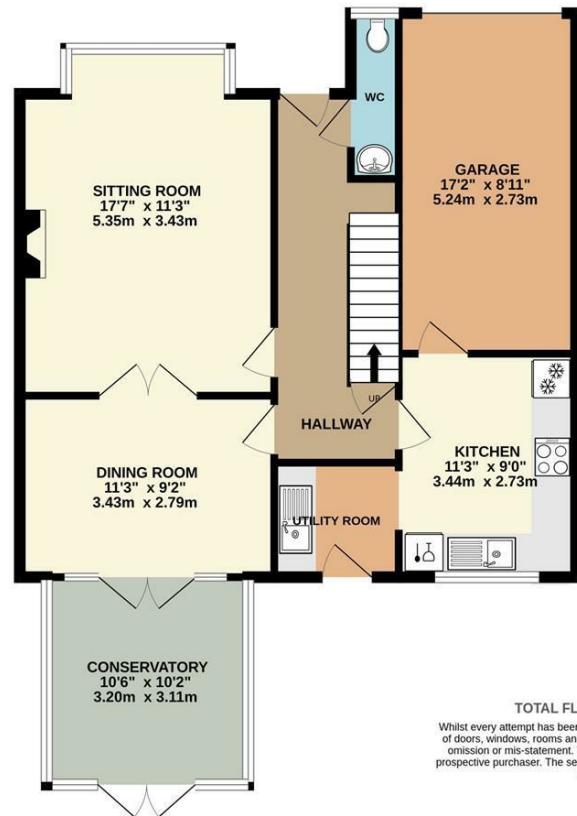


MAY WHETTER & GROSE

**27 HILL HAY CLOSE,
FOWEY, PL23 1EL
GUIDE PRICE £450,000**

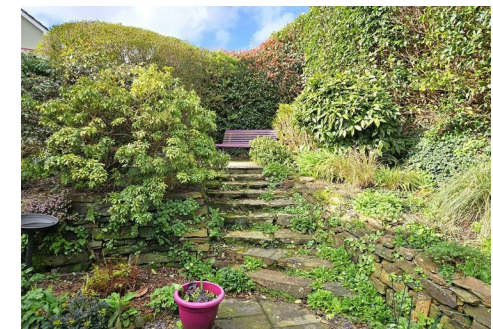
GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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AN ATTRACTIVE AND SPACIOUS FOUR DOUBLE BEDROOM FAMILY HOME ON A VERY POPULAR DEVELOPMENT IN FOWEY. BENEFITING FROM A CONSERVATORY, GARAGE AND OFF ROAD PARKING. THE PROPERTY IS WITHIN WALKING DISTANCE OF LOCAL SCHOOLS AND OTHER AMENITIES, CLOSE TO THE TOWN AND HAS NO ONWARD CHAIN!

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.



27 Hill Hay Close, Fowey, PL23 1EL

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.

Hill Hay is a very popular development situated on the edge of Fowey but within easy walking distance of local schools, recreation grounds and close by is a beautiful walk through woodlands which leads directly to Readymoney beach.

THE PROPERTY

A front door opens into an entrance hall which gives access to a separate WC, sitting room, dining room, useful understairs storage cupboard and kitchen. The sitting room has a lovely bay window which lets in plenty of light. There is a gas fire with wooden and marble surround and hearth providing a focal point of the room. Double glazed doors open into the dining room which makes for a great social space.

The dining room is a good size with double doors leading out to a conservatory, this provides the perfect space to sit, relax and enjoy the sunshine.

The spacious kitchen is very sleek with shiny floor tiles, gloss base units and ample wall units. The L shaped design provides plenty of work surface to prepare food and looks out over the pretty rear garden. Integral appliances include upright fridge freezer, dishwasher, gas hob and a Hotpoint oven. Conveniently, from the kitchen, a door opens into the integral garage. Off the kitchen is a very useful utility room which has work surface, wall and base units and space for a tumble dryer and washing machine. A door leads out to the rear garden.



The integral garage has a door which opens out rather than the common up and open door. This works really well with people who have dogs who can bring them in this way rather than into the entrance hall, especially on wet and muddy days! The gas boiler is also located in the garage.

Stairs rise up to the first floor which is where this property really comes into its own boasting four double bedrooms, a family bathroom and an airing cupboard. The principal bedroom is extremely generous in size with large fitted wardrobes and has a shower en suite comprising of corner shower, WC and wash hand basin.

There are two further double bedrooms, one looking to the front of the property and one to the rear. The bedroom to the rear is being used as an office/study by the vendor. The fourth bedroom is a smaller double and currently occupies a single bed.

The bathroom comprises a bath, WC and wash hand basin.

The property is fully double glazed and gas centrally heated.

OUTSIDE

To the front of the property are two off road parking spaces. A path leads to the front door and integral garage. The property shares a small front garden with the neighbouring property which consists of mature shrubs and a lawned area.

To the right of the property is a gate which gives access to the rear garden. There is a gravelled area to the left, perfect for storage and water butts. The rear garden is a paved terrace with flower beds, mature shrubs and sitting areas. This is easy to maintain providing more time to sit, relax and enjoy!

EPC RATING - C

COUNCIL TAX BAND - E

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