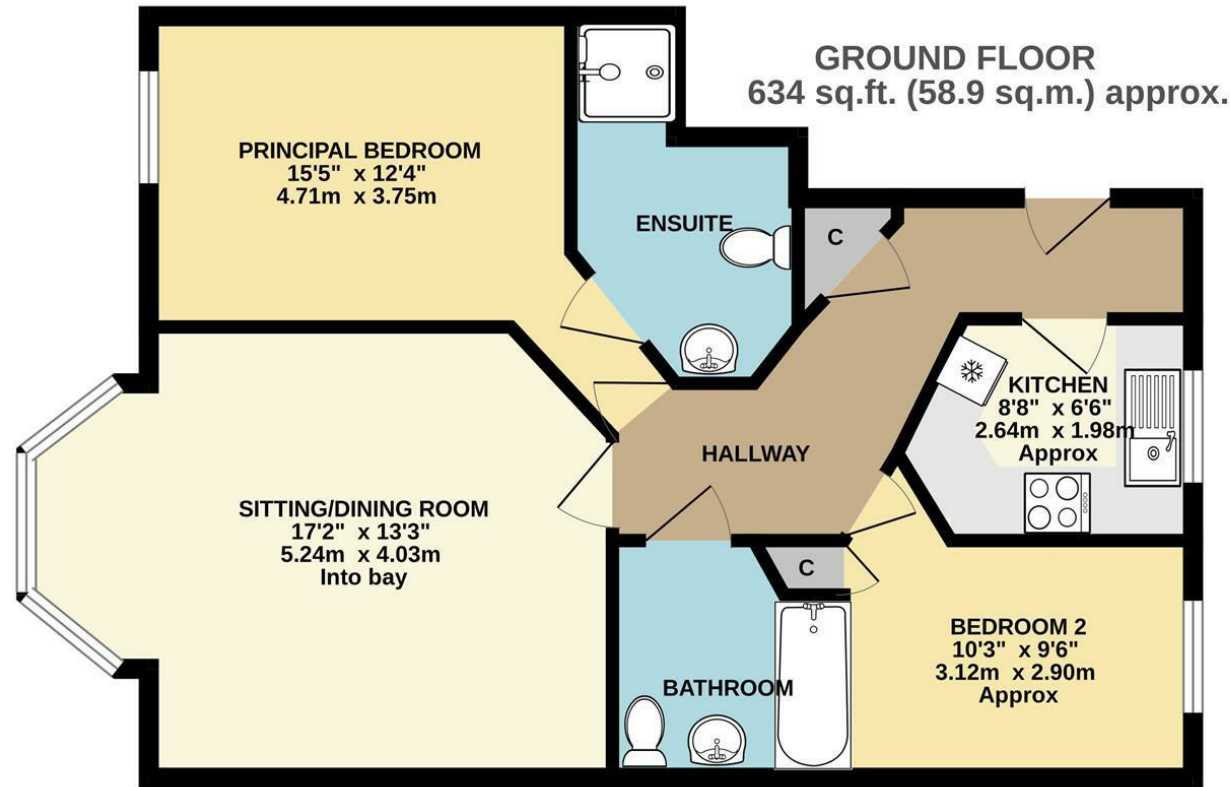
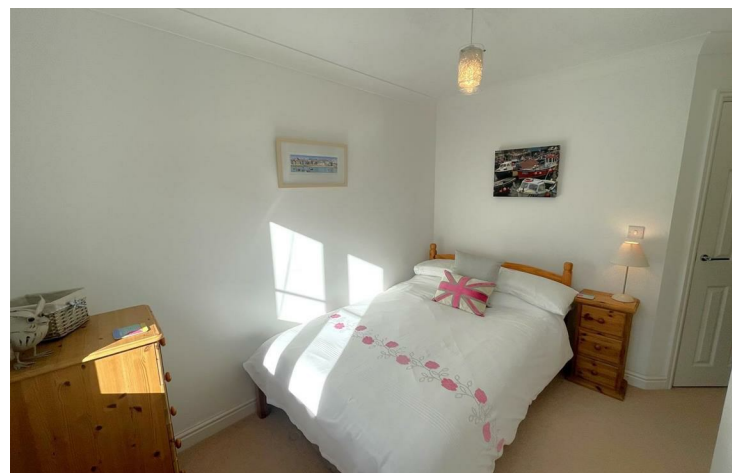




**15 LONG MEADOW VIEWS,
FOWEY, PL23 1ES
GUIDE PRICE £220,000**



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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 FIRST FLOOR, ENTRANCE LEVEL, TWO BEDROOM APARTMENT SITUATED IN LONG MEADOW VIEWS. WITH BEAUTIFUL, PANORAMIC VIEWS OF THE COUNTRYSIDE, DESIGNATED PARKING SPACE AND CLOSE TO LOCAL SCHOOLS AND AMENITIES. FURNITURE INCLUDED. SELLING CHAIN FREE!

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.



15 Long Meadow Views, Hill Hay Close, Fowey, PL23 1ES

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

Although this apartment is on the first floor, it is at entrance level so no steps! Access is from a communal hallway. The designated parking space is directly outside the apartment so extremely convenient, especial for anyone with mobility issues.

This two bedroom apartment is in excellent condition and has been well cared for and maintained. Currently used as a second home making a great lock up and leave, it would also lend its self to being a main home.



The front door opens to the hallway with doors leading to all rooms. There is a light, airy and spacious sitting/dining room with a large bay window enjoying fabulous, panoramic views over the countryside. From the hallway further doors lead to a well-appointed, newly refurbished kitchen with integrated appliances, a double bedroom with storage cupboard, and a modern family bathroom comprising of a bath, hand wash basin and WC. A spacious principal bedroom enjoys the same beautiful views over the surrounding countryside and benefits from an en-suite shower room. A practical and handy storage cupboard is located in the hallway.

The property has gas central heating throughout and a newly installed combination boiler.

To the rear of the property there is a communal garden and a communal sitting area to the front.

Agents Note

This property can only be used as a residential property or a holiday home. Furniture is included as part of the sale.

EPC RATING B

Council Tax Band - B

Leasehold

This property is held on the remaining terms of a 999 year lease, which commenced in 2005. There is a service charge of £112 PCM.

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