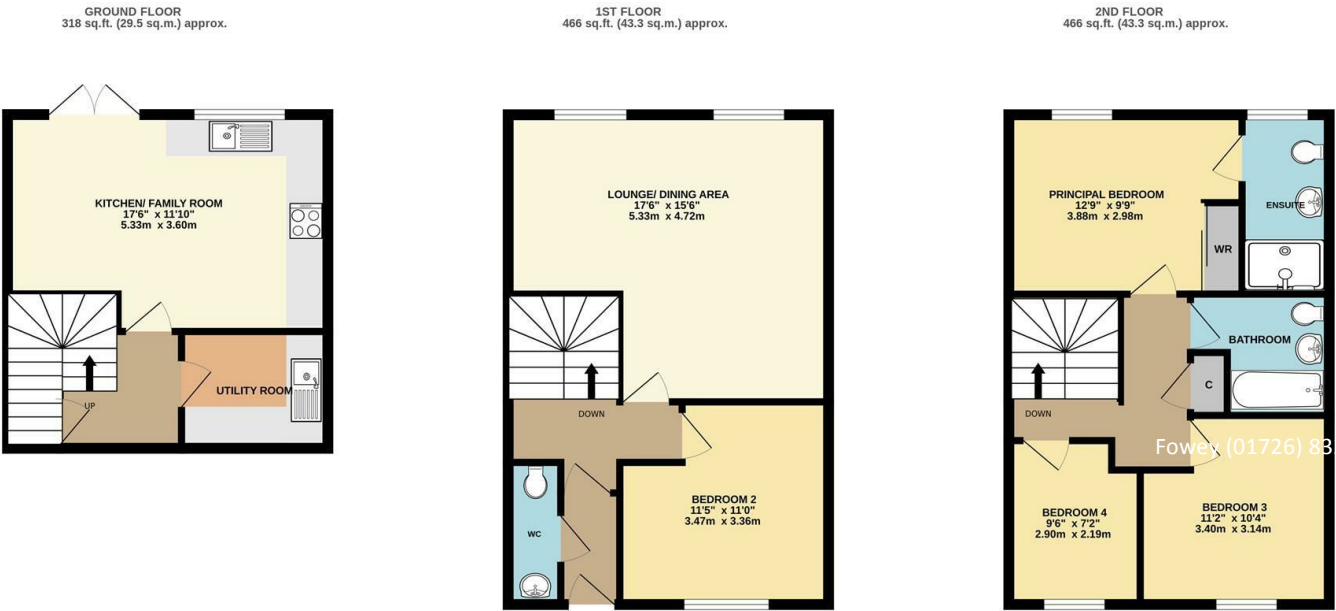
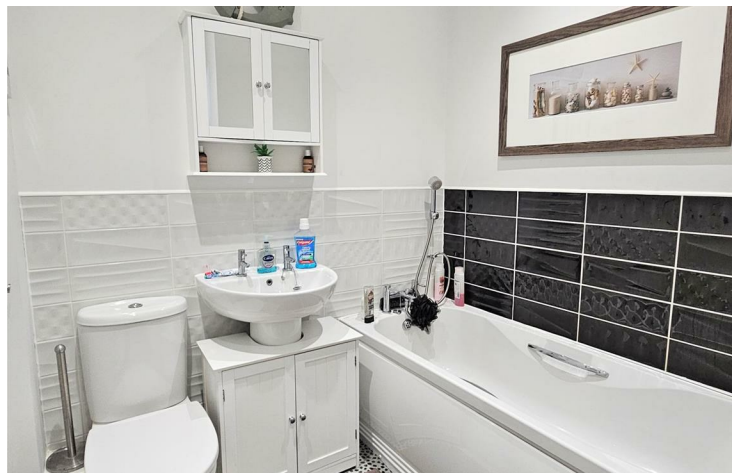




**38 DU MAURIER DRIVE,
FOWEY, PL23 1DW
OFFERS IN EXCESS OF £360,000**

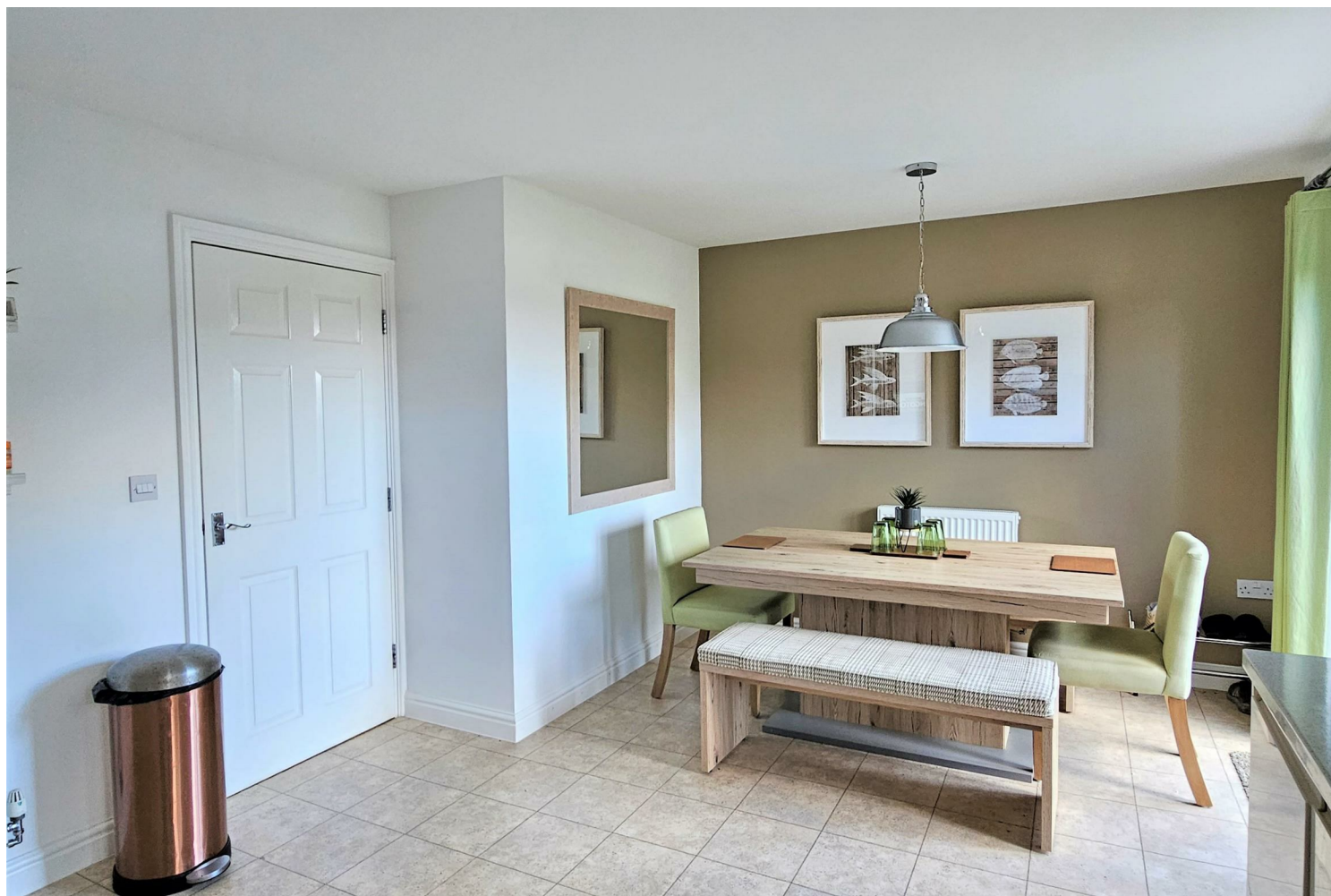


TOTAL FLOOR AREA : 1250 sq.ft. (116.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 AND DECEPTIVELY SPACIOUS END OF TERRACE PROPERTY. ACCOMMODATION IS SET OVER THREE FLOORS BENEFITTING FROM GENEROUS RECEPTION ROOMS AND FOUR BEDROOMS. TWO GARAGES HELD ON LEASEHOLD BASIS **VIEWING RECOMMENDED TO APPRECIATE SIZE OF PROPERTY**

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.



38 Du Maurier Drive, Fowey, PL23 1DW

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

An immaculately presented four bedroom, semi-detached home with accommodation arranged over three floors, nestled in the sought after location of Du Maurier Drive.

The front door opens to an entrance hallway with cloakroom, a double bedroom and large, open plan lounge and dining area. The lounge and dining area is situated at the rear of the property and is made light and airy by two windows at the rear elevation. Stairs lead to both the lower ground and first floor.

The lower ground floor comprises a sizeable and well-appointed kitchen offering plenty of wall and base cupboards, dishwasher, fridge freezer and oven with four ring hob. Tiled floor. There is a dining area and double doors open out to the rear garden.



From the ground floor, stairs ascend to the first floor. From the landing doors lead off to a good sized principal bedroom which hosts an en suite shower room and fitted wardrobe, a third double bedroom, fourth bedroom/ study and bathroom with WC, wash basin and bath with overhead shower. There is also a useful airing cupboard.

The Outside

Adjacent to the property is a leasehold double garage with two parking spaces in front. There is a gated side access which leads to the very well presented rear garden, which can also be accessed from the kitchen/ family room. There is a paved patio to the rear and the garden is laid mainly to lawn with hedging and fencing on both sides affording a good degree of privacy.

Agents Note

The garages are held on the remaining terms of a 999 year lease which commenced in 2014.

EPC Rating - B

Council Tax Band - E

Freehold

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