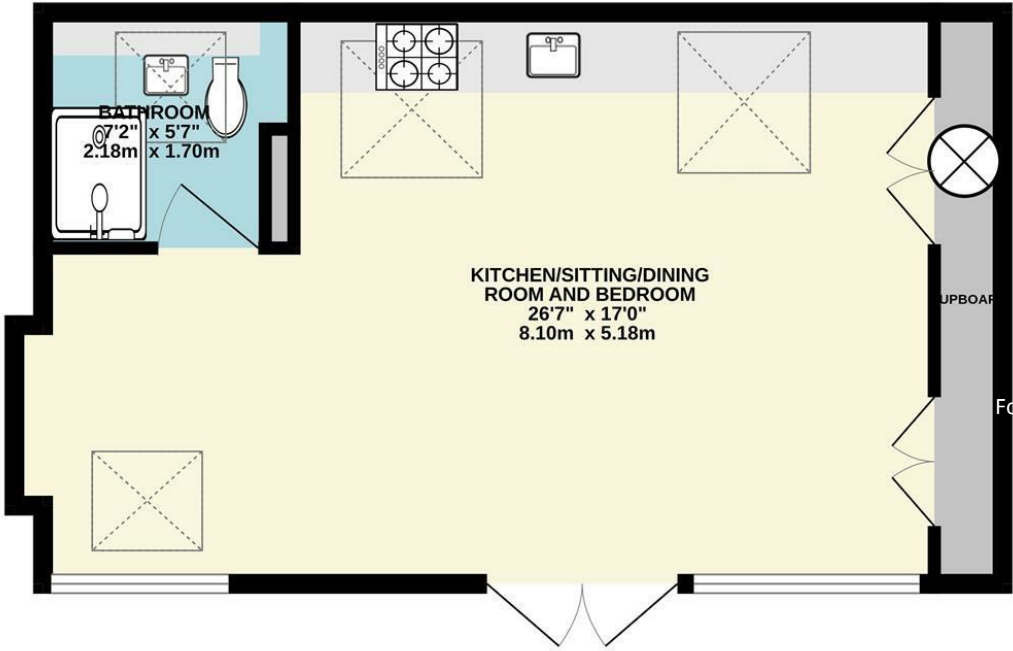




GROUND FLOOR



2 PLACE STABLES

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 6/2024



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTORS 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.



**2 PLACE STABLES, PLACE ROAD,
FOWEY, PL23 1DR
PRICE GUIDE £229,950**



A STYLISH AND IMPRESSIVE STUDIO APARTMENT WITHIN WALKING DISTANCE OF FOWEY TOWN, HARBOUR AND ALL AMENITIES. IMMACULATLY PRESENTED AND CLEVERLY DESIGNED. OFF ROAD PARKING FOR ONE CAR. **SELLING CHAIN FREE**





2 Place Stables, Place Road, Fowey, PL23 1DR

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.

Place Stables is a development of 4 properties converted in the 1980's. Formerly the stables block for the Treffry Estate (Place House), the pretty and idyllic location provides a tranquil setting whilst being only a short stroll down to the town for all of Fowey's amenities.

ACCOMMODATION

A stylish and immaculately presented studio conversion. Impressively designed to maximise space and storage with a beautiful vaulted ceiling giving height, ample Velux window flooding the property with light and for those chillier evenings, a contemporary freestanding woodburning stove. The apartment's living space is perfectly proportioned with the vendors current furniture and this is available through separate negotiation.

The kitchen, sleek in design, has push latch base units with integral dishwasher, washing machine, electric oven and induction hob and finished with a shiny stainless steel worksurface. Push latch built-in cupboards provides useful storage and also houses the Baxi gas boiler.

The modern shower room comprises of a shower unit, wash hand basin, WC and heated towel rail.



OUTSIDE

Place Stables benefits from a communal car park where 2 Places Stables has a much sought after designated car parking space. The picture of the property shows a garden which belongs to the next door neighbour, 2 Place Stables has right of access to the property only. There is a communal garden which is laid to lawn from a separate entrance.

AGENT NOTES

2 Place Stables is a leasehold property and all owners on the development have a share in the management company.

Ground rent is £25.00 PA

Service Charge £375.00 (£400.00 to include the ground rent)

999 year lease start date 25th March 1982

There is a restriction on the property which states it cannot be holiday let. It can however be a long term rental, second home or main home.

EPC RATING - E

COUNCIL TAX BAND - B

TENURE- LEASEHOLD

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