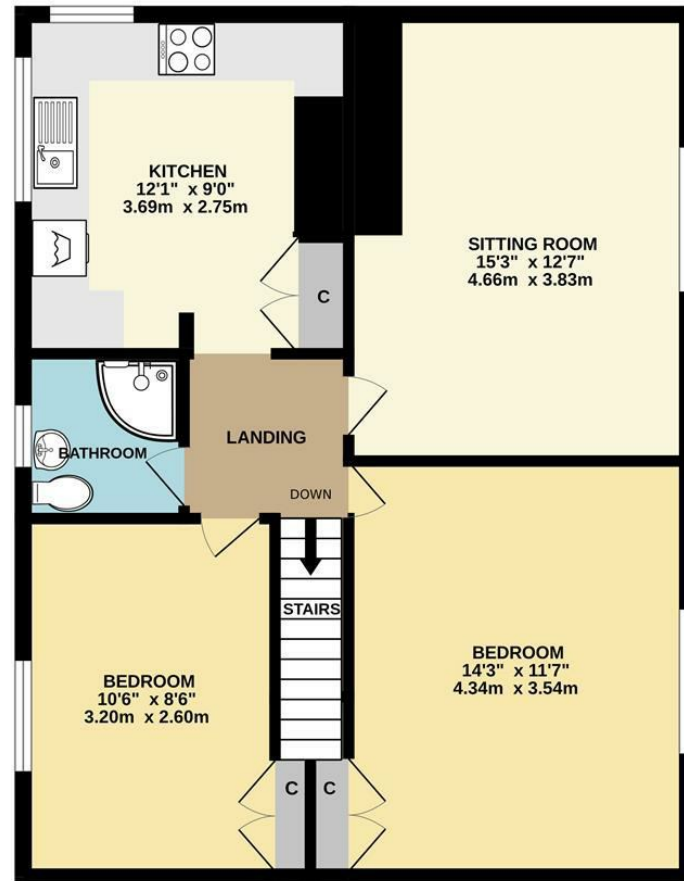


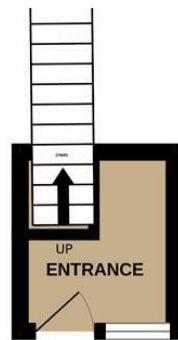


**4 LANGURTHO ROAD,
FOWEY, PL23 1EQ
GUIDE PRICE £200,000**

1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



GROUND FLOOR
32 sq.ft. (3.0 sq.m.) approx.



TOTAL FLOOR AREA - 684 sq.ft. (63.5 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 SPLENDID TWO BEDROOM UPPER MAISONETTE SITUATED IN A POPULAR RESIDENTIAL AREA OF FOWEY. THIS PROPERTY BOASTS OFF ROAD PARKING, A GREAT SIZED GARDEN WITH USEFUL STORE AND WOULD PROVIDE GREAT INCOME POTENTIAL OR MAKE A LOVELY HOME.

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.



4 Langurtho Road, Fowey, Cornwall, PL23 1EQ

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 Accommodation

A two bedroom upper maisonette in a popular residential area, within easy reach of schools and local amenities, and within walking distance of the main town. Enjoying parking and a fantastic sized garden with useful outside store. This property also has gas central heating and double glazing.

The front door opens to an entrance hall, where stairs take you to the first floor.

The first floor comprises a landing with doors opening to a spacious, modern kitchen/ breakfast room with wall and base units and practical pantry cupboard, a light and good sized sitting room, bathroom and two bedrooms.



Outside

The property boasts a generous rear garden, which is mainly laid to lawn with a paved area. There is a practical store, which could be useful for garden furniture or outdoor equipment.

Tenure

Leasehold with remainder of 125 year lease from March 2001.

Ground Rent & Buildings Insurance - £56.92

Leasehold

This property is held on the remaining term of a 125 year lease commenced in March 2001.

Ground rent and buildings insurance - £56.92

EPC Rating - C

Council Tax - A

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

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