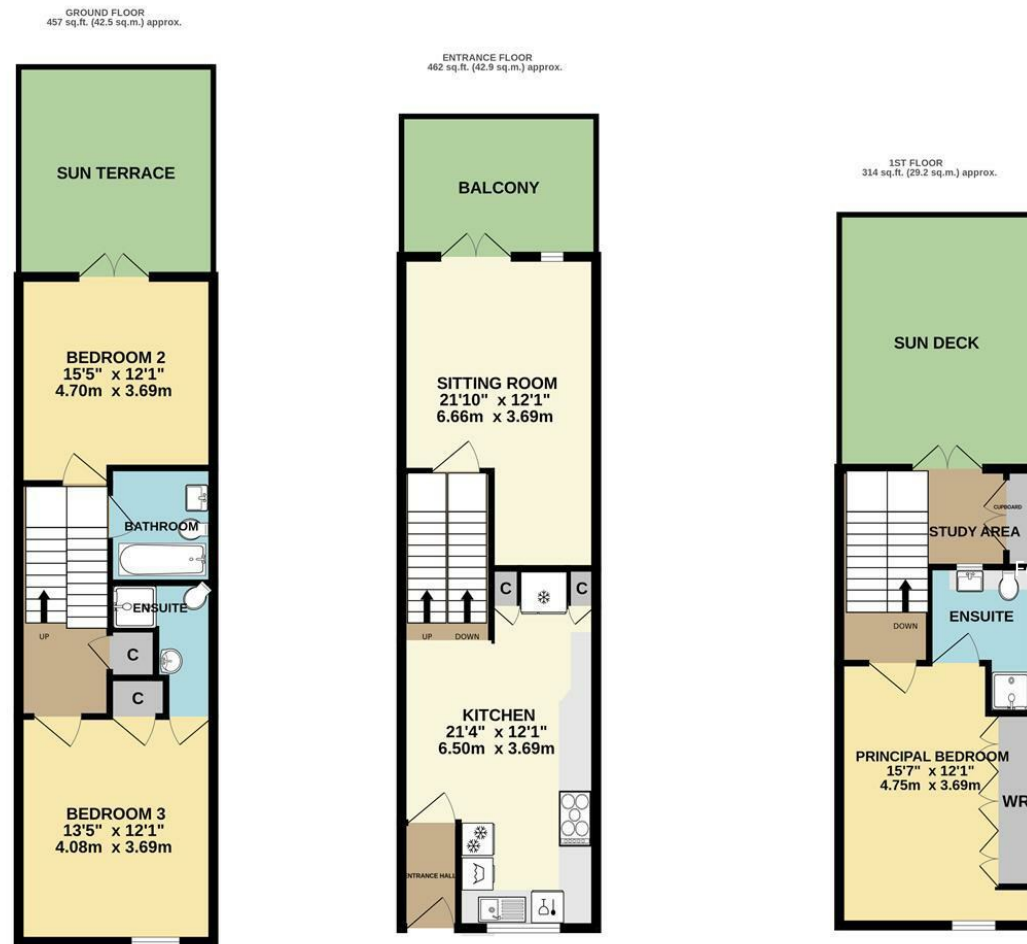




MAY WHETTER & GROSE

10 TROY COURT, DAGLANDS ROAD, FOWEY, PL23 1JX GUIDE PRICE £860,000



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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.
 Made with Metropix ©2024



A BEAUTIFULLY PRESENTED 3 BEDROOM TOWN HOUSE WITH LOVELY VIEWS TO THE HARBOUR AND COUNTRYSIDE BEYOND. PARKING FOR ONE VEHICLE ON SITE AND OUTSIDE TERRACES AND BALCONY TO ENJOY THE WONDERFUL VIEW. SHORT WALK TO TOWN, BEACH AND COASTAL PATHS.

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.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk info@maywhetter.co.uk



10 Troy Court, Daglands Road, Fowey, PL23 1JX

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

This beautifully presented three bedroom townhouse is proudly perched in an elevated position in a sought after area of the town with the added bonus of a designated parking space. Fabulous views of the harbour can be enjoyed from all three private outside areas, and the spacious sitting room.

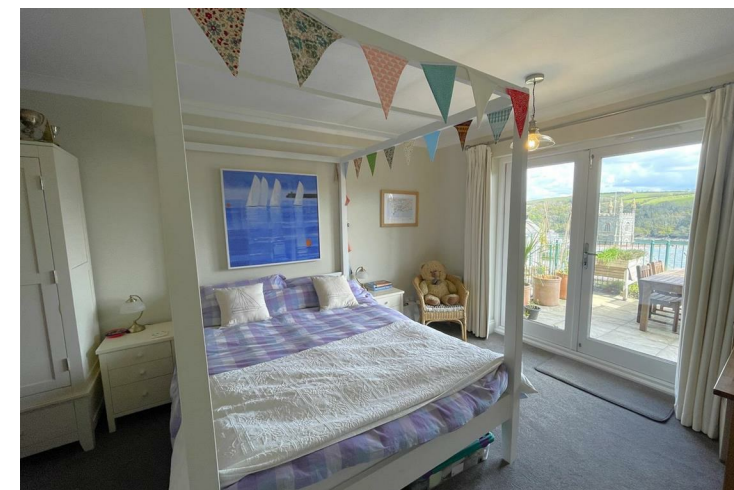
This lovely property impresses at every turn and boasts flexible accommodation over three floors - making this a superb main home or holiday/ second home.

The property is accessed directly from Daglands Road. Steps lead up to the entrance level where there is a balcony and seating area, and the front door opens to the entrance hall. From the hall a door leads to a meticulously designed bespoke kitchen with granite worktop, integrated appliances and tiled flooring. There are plenty of wall and base units providing plenty of storage along with space for a dining table.

Stairs lead down to a deceptively spacious sitting room with engineered oak flooring and double doors that open out to a balcony with beautiful estuary views.

On the ground floor there are two generous double bedrooms - bedroom three has a window to the front elevation, a useful storage cupboard and an elegant en suite with WC, wash basin and shower cubicle.

Bedroom two is similarly spacious and has double doors opening out to a good sized, paved terrace with views across the rooftops to the harbour. There is also a practical airing cupboard and shelving providing further storage.



A family bathroom provides panelled bath with shower over, WC and wash basin.

On the first floor there is a generous sized landing, currently used as a study area with cupboards - ideal for laundry and additional storage. Doors open out to a remarkable sun deck with porcelain tiles and breath taking views - the perfect spot to sit back and enjoy the panoramic vistas, alfresco dining and watching life on the water.

Stairs lead up to the principal bedroom, which has a window to the front elevation and built in wardrobes offering plenty of storage. There is also a newly refurbished en suite with shower cubicle, wash basin and WC.

The Outside

As well as the lovely private terraces and balcony, the property benefits from the use of the pretty communal gardens. A dedicated parking space comes with the house, and there is secure storage at the front of the house for boat equipment etc.

The loft is boarded and insulated to provide plenty of extra storage.

Tenure - Freehold

There is a management company for the communal areas at Troy Court, each property owner has a share and there is a service charge of £550 PA, this covers the gardening and maintenance of all communal areas.

EPC - C

Council Tax Band - F

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