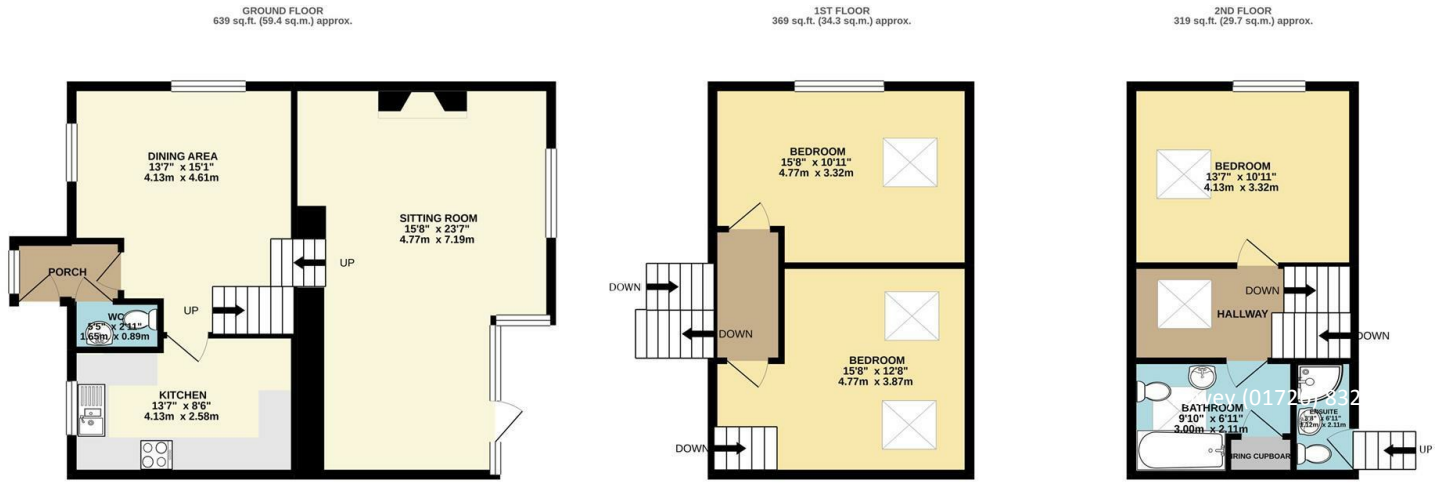




**6 PLACE STABLES PLACE ROAD,
FOWEY, PL23 1DR
GUIDE PRICE £430,000**



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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 BEAUTIFULLY PRESENTED THREE BEDROOM, END OF TERRACE HOME. BOASTING PRIVATE PATIO GARDEN, USE OF COMMUNAL GARDENS, OFF ROAD ALLOCATED PARKING SPACE. IDEALLY SITUATED IN TRANQUIL LOCATION WITHIN A SHORT STROLL DOWN TO THE TOWN AND HARBOUR. BEING SOLD VACANT POSSESSION, 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.



6 Place Stables Place Road, Fowey, Cornwall, PL23 1DR

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.

Place Stables is a collection of beautifully maintained homes, sharing pretty landscaped gardens and parking. Enjoying a tranquil location away from the hustle and bustle of the town, yet just a 5 minute stroll takes you down into the heart of Fowey and everything it has to offer.

THE ACCOMMODATION
 Double doors open from the private patio garden into the spacious and contemporary living room. A woodburning stove provides a focal point to the room and gives warmth on chillier nights. Steps lead up to the dining area with doors leading off to the kitchen, inner rear porch and a separate WC. The rear porch gives access to the pretty, well maintained rear communal gardens.

The well equipped kitchen has ample storage cupboards with integral electric oven, hob and space for a dishwasher, washing machine and upright fridge freezer. There is an electric heated towel rail. The gas boiler is located in the kitchen.

Stairs rise to the first floor which comprises of two double bedroom (one currently a twin), both have built in wardrobes and Velux windows which flood the rooms with light. One of the double bedrooms has steps leading up to an en-suite which comprises of a shower cubicle, wash hand basin, WC and heated towel rail. The second double bedroom enjoys views over the roof tops of Fowey to Polruan.

Further stairs rise to the third floor which has a large landing, suitable for a workstation. A door leads to the third double bedroom with built in wardrobes and elevated views over Fowey to Polruan. There is a family bathroom with bath, shower over, wash hand basin, WC, airing cupboard and heated towel rail.



OUTSIDE
 The property boasts a private patio garden ideal for al fresco dining and relaxing in the afternoon sun. The pretty and well maintained communal gardens, mostly laid to lawn with mature flower beds, benefit from the morning sunlight.

AGENT NOTES
 Place Stable have a covenant to restrict holiday letting. They can be second homes, main homes or shorthold tenancy lets.
 There is a ground rent fee of £25.00
 The service charge is £375.00
 Total - £400.00

TENURE - LEASEHOLD - SHARED
 6 Place Stables is Leasehold. 949 years remaining. There is a Management Company - Place Stables Management Committee Ltd. Each owner of the properties becomes a shareholder of the Management Committee. All properties in the development pay an annual management fee which covers public liability insurance and any costs towards maintaining the communal gardens and parking area.

EPC RATING - D

COUNCIL TAX BAND - D
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

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