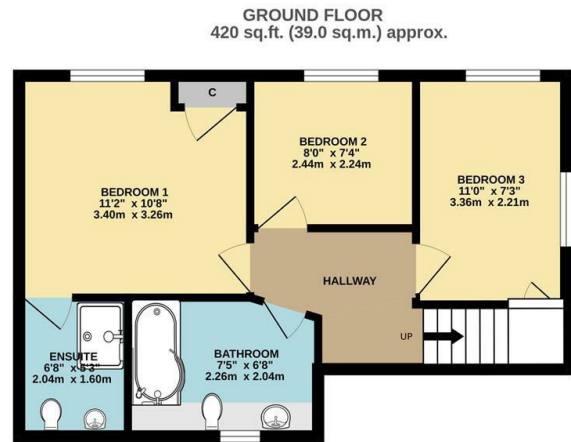




**34 STATION ROAD,
FOWEY, PL23 1DF
GUIDE PRICE £475,000**



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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 DELIGHTFUL 3 BEDROOM PROPERTY WITH ACCOMMODATION OVER 2 FLOORS, OPEN PLAN LIVING SPACE AND VIEWS ACROSS TO THE RIVER AND BODINNICK. PARKING FOR ONE VEHICLE AND A SHORT WALK TO TOWN AND BOAT LAUNCHING FACILITIES. CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET. SELLING 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.



Flat 1 Ferryside View, 34 Station Road, Fowey, Cornwall, PL23 1DF

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.

Just a short and level walk to the town centre and with boat launching facilities close by, this lovely property offers the ideal spot for watching the comings and goings of the river and local vicinity.

The property is currently run as a successful holiday let, but would suit either as a lovely second home or easily maintained main residence.

The Property
 This property has its own entrance and is accessed via galvanised steps. The front door opens to a sizeable living space, made light and airy by vaulted ceilings and windows to the front, rear and side elevations. This room incorporates a well appointed kitchen to one end, with plenty of wall and base units, oven with hob, integrated dishwasher, space for an undercounter fridge and work surface with extending breakfast bar.

The living area has plenty of space for a dining table and chairs and sitting room furniture. There is also a Juliet balcony with bi-folding doors and trapezoid windows - creating an abundance of light into the property whilst allowing you to enjoy the views with a spot of people watching.



There is a cloakroom off the living room comprising a toilet, wash hand basin and Velux window. Stairs lead down to the ground floor. On the ground floor there are two good sized double bedrooms, a single bedroom, bathroom and ensuite.

Bedroom one has a window to the front elevation and benefits from a tiled ensuite with shower cubicle, wc and handwash basin.

Bedroom two has windows to the front and side elevation, and there is useful understairs storage.

Bedroom three is a single bedroom with a bunk bed and there is a window to the front elevation.

There is also a good sized bathroom with wc, wash hand basin and bath tub with shower over. There is also a window to the rear elevation and tiled walls and flooring.

There is gas central heating throughout the property as well as an allocated parking space for one vehicle.

Leasehold
 Ground Rent - £800 PA
 Service Charge - NA
 999 year lease with 985 years remaining.

EPC Rating - Awaiting

Council Tax Band - Business Rates

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