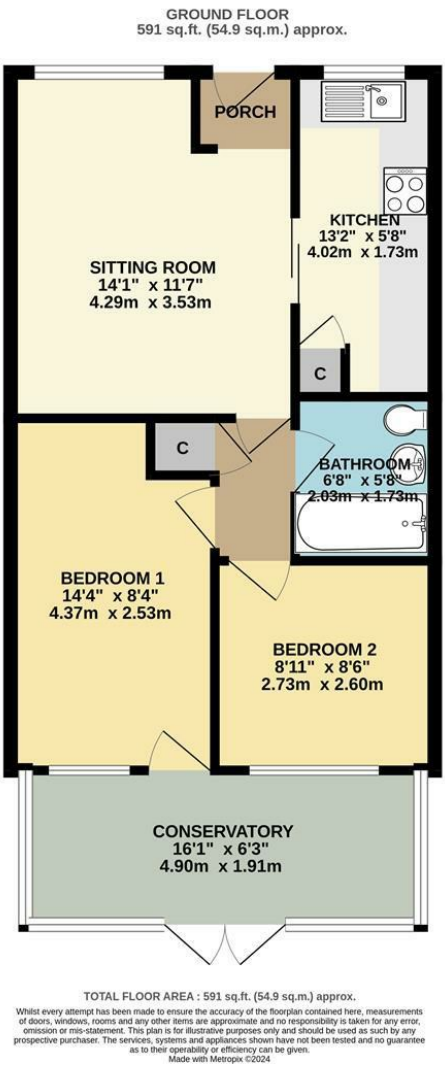




**29 BRIARFIELD'S RAWLINGS LANE,  
FOWEY, PL23 1DT  
GUIDE PRICE £185,000**



**A TWO BEDROOM BUNGALOW ON THE POPULAR BRIARFIELD ESTATE. TWO DOUBLE BEDROOMS, LARGE CONSERVATORY, REAR GARDEN AND ALLOCATED PARKING SPACE. RESTRICTED TO 55+, 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.



29 Briarfield's Rawlings Lane, Fowey, PL23 1DT

#### 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.

Briarfield is a very popular, tranquil retirement estate in Fowey. Close to the doctor's surgery and within walking distance down to the town all amenities and beautiful harbour.

#### ACCOMMODATION

The front door opens in to a very useful entrance porch before carrying through into the sitting room. Lined with shelving on one wall, the sitting room is a good size and gives access through a sliding door to the galley kitchen. Equipped with wall and base storage cupboards and including an integrated electric hob and oven, there is space for a washing machine and fridge freezer.



From the sitting room, a door leads into the hallway giving access to a bathroom and two double bedrooms.

The bathroom comprises a bath with overhead electric shower, wash hand basin and WC.

The largest of the double bedrooms has a door leading into a generous conservatory which spans the entire width of the property.

#### OUTSIDE

To the front of the property is a gravelled garden dotted with mature shrubs and to the rear is an easy to maintain part gravelled part patio garden.

#### EPC RATING - D

#### COUNCIL TAX BAND - C

#### TENURE - FREEHOLD

#### 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

#### AGENTS NOTES

Briarfield is a managed estate with an age restriction of 55+.  
A monthly service charge of £125.01 (2024-25) from Livewest.