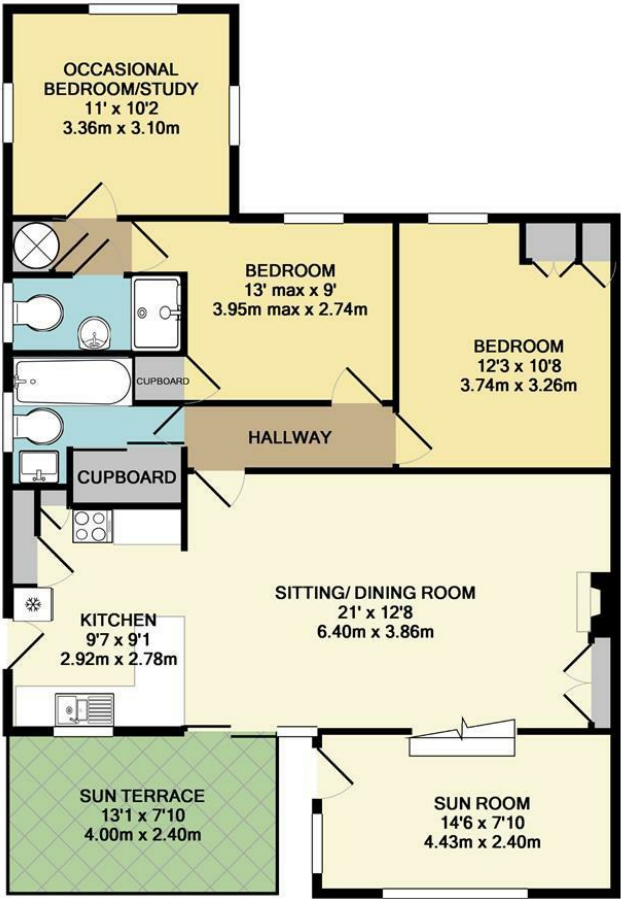




**6 BODINNICK HEIGHTS ,
BODINNICK, FOWEY, PL23 1LX
GUIDE PRICE £345,000**



TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 MOST ATTRACTIVE 2/3 BEDROOM BUNGALOW, ENJOYING LOVELY VIEWS, IN THE POPULAR WATERSIDE VILLAGE OF BODINNICK. PRESENTED IN EXCELLENT ORDER. GARDENS, GARAGE AND PARKING. Viewing highly recommended.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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6 Bodinnick Heights Bodinnick, Fowey, Cornwall, PL23 1LX

The Location
 This pretty village lies in a Conservation Area, an Area of Outstanding Natural Beauty and adjoins National Trust land. The famous and very beautiful Hall Walk, a footpath which winds its way around the estuary to Polruan, starts just a stone's throw from the property. The coast with a number of delightful sandy beaches is about 3 miles and, for the boat owner, nearby Penmarlam (operated by Fowey Harbour Commissioners) provides an excellent public access point to the sailing waters of the river/harbour and the open sea.

The ancient harbour side town of Fowey is one of Cornwall's most attractive small ports and has an excellent range of shops, restaurants, pubs etc. It is particularly well known as a sailing centre and hosts a famous week long Regatta each year in August. There are good road connections from Bodinnick to the A38/A30, and then the motorway system. Railway stations can be found at Par, via the ferry, Lostwithiel, Liskeard and Bodmin Parkway.

The Property
 A spacious 2/3 bedroom bungalow, set in an elevated position within the sought after village of Bodinnick. 6 Bodinnick Heights offers a super combination of tranquillity, privacy and proximity to Fowey. An ideal main home or holiday property with income potential.

The property is very well presented and maintained by the current owner and benefits from gardens front and rear, garage and driveway parking. Within the last 8 years or so the property was renovated to include a new roof, full double glazing, new patio doors, new hot water system, "Gabarron" electric radiators and smart new bathroom fittings. Our owner has continued the well organised maintenance, decoration and general upkeep of the property.

The property benefits from a quiet cul-de sac location, a very sunny aspect and pretty views towards the sea and over surrounding countryside. There is parking for two vehicles, and a most useful garage. A private rear courtyard backs on to open fields at the back of the house.

The Accomodation
 The front door opens to a lovely sunroom with large window and views to the countryside. Steps lead up to the open plan sitting/dining room with attractive wooden floor and wood burner set on a slate hearth. There is a small storage area under the floor.

From the dining area, sliding doors open to a sheltered and private sun terrace with views to countryside

The kitchen enjoys lovely views to the countryside and is well appointed with an electric cooker with double oven, base and wall units and further useful cupboard space. A door opens to a pathway at the side of the property.



A hallway leads to the principal bedroom with window to the rear garden and built in storage cupboards. A bathroom houses a panelled bath, WC and wash basin, with useful storage cupboard. There is a second bedroom with window to the rear gardens and a door leads through to a modern shower room with shower cubicle and Mira electric shower, WC and wash basin.

A further door from an inner hall leads to the occasional third bedroom/study with window to the rear garden and views over the field.

A useful airing cupboard houses the hot water system and tank.

Outside
 The property is accessed from Bodinnick Heights with the driveway having parking for 2 vehicles. There is a single garage with power and there are 2 sets of steps leading up either side of the driveway to the front garden, sun terrace and pathway which leads around the side of the house.

The front garden is laid mainly to lawn with a number of mature shrubs and plants. The south facing sun terrace has sliding doors to the dining area and the front door, which opens to the sun room.

To the rear of the property there is a gravelled garden area with Cornish hedging to the rear boundary and views over the neighbouring field.

EPC RATING E
COUNCIL TAX BAND - C

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.

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