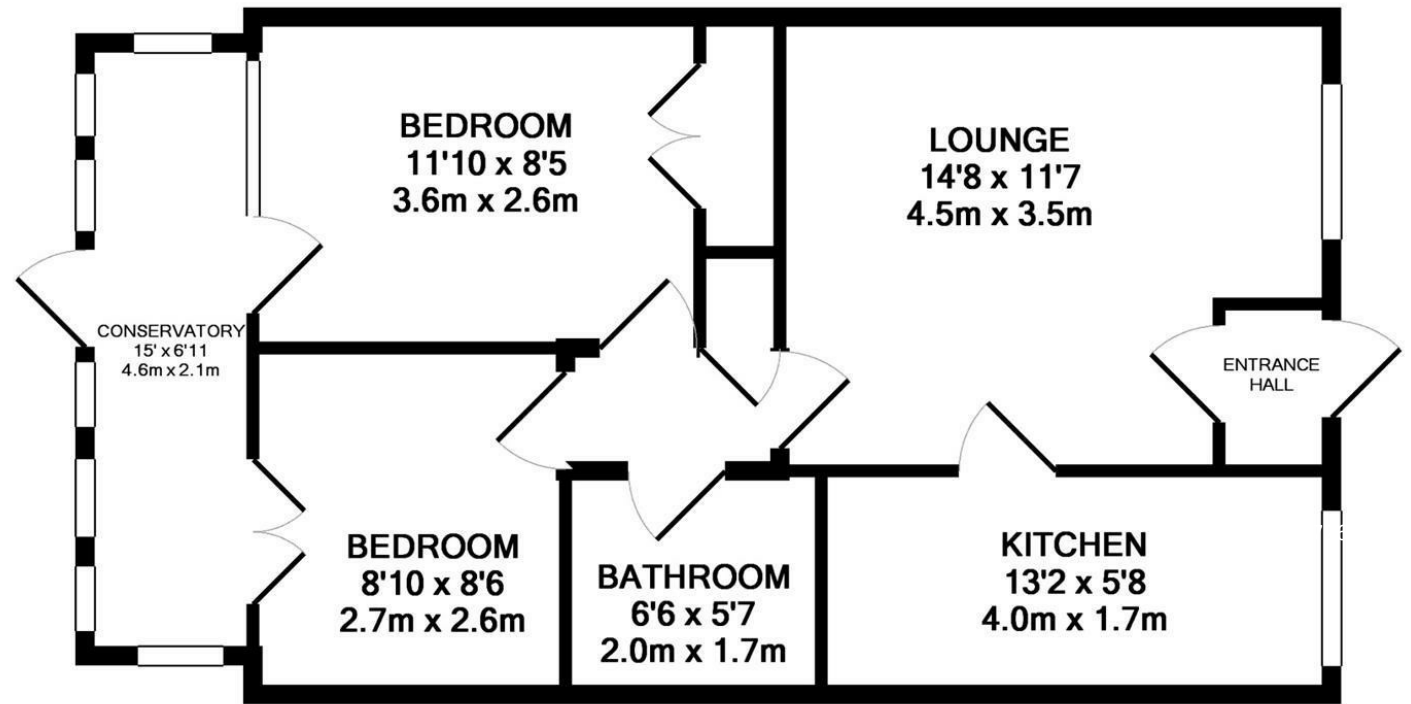




**3 BRIARFIELD,  
FOWEY, PL23 1DT  
GUIDE PRICE £225,000**



**TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 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 TWO BEDROOM RETIREMENT BUNGALOW SITUATED IN THE POPULAR BRIARFIELD DEVELOPMENT. BEAUTIFUL, ELEVATED VIEWS OVER THE COUNTRYSIDE SURROUNDING THE FOWEY RIVER. FRONT AND REAR GARDENS, DESIGNATED OFF ROAD PARKING FOR ONE CAR.**

**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.





3 Briarfield, Rawlings Lane, Fowey, Cornwall, PL23 1DT

**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**

A well presented, two bedroom mid terraced bungalow situated in the very popular retirement development of Briarfield.

The front door opens into an inner hallway with a further door leading into the spacious and bright sitting room. Off the sitting room is a modern and well equipped galley kitchen with 2 oven electric cooker with hob over, space for a fridge freezer and washing machine. Benefitting from plenty of wall and base units.

From the sitting room a hallway leads to a useful storage cupboard housing the water tank, a shower room and two double bedrooms, (or separate dining room).



The stylish shower room has a corner shower cubicle, WC, wash hand basin with vanity unit.

A double bedroom with built in wardrobe enjoys views over the rear garden and countryside beyond.

A second bedroom (or dining room) has french doors opening into a lovely conservatory which floods the room with light and has views over the rear garden and countryside beyond.

The front garden has a paved path leading to the front door with a mature shrub privacy border to the left and a lawn to the right.

The rear garden is very easy to maintain being mostly paved. There is a border to one side with a number of shrubs and plants and fencing on the neighbouring side. This is a lovely area from which to soak up the views and enjoy al fresco dining.

The property benefits from a designated parking space directly in front of the bungalow.

**Tenure**

Freehold

**COUNCIL TAX BAND - C**

**EPC RATING - D**

**AGENTS NOTE**

Properties at Briarfield development can only be occupied by those who are aged 55 years or above and able to live independently. There is a service charge which includes communal site maintenance, front garden lawn and hedge maintenance, front of property painting etc and buildings insurance. 2024-2025 service charge £125.00 pcm

Offered to the market chain free.