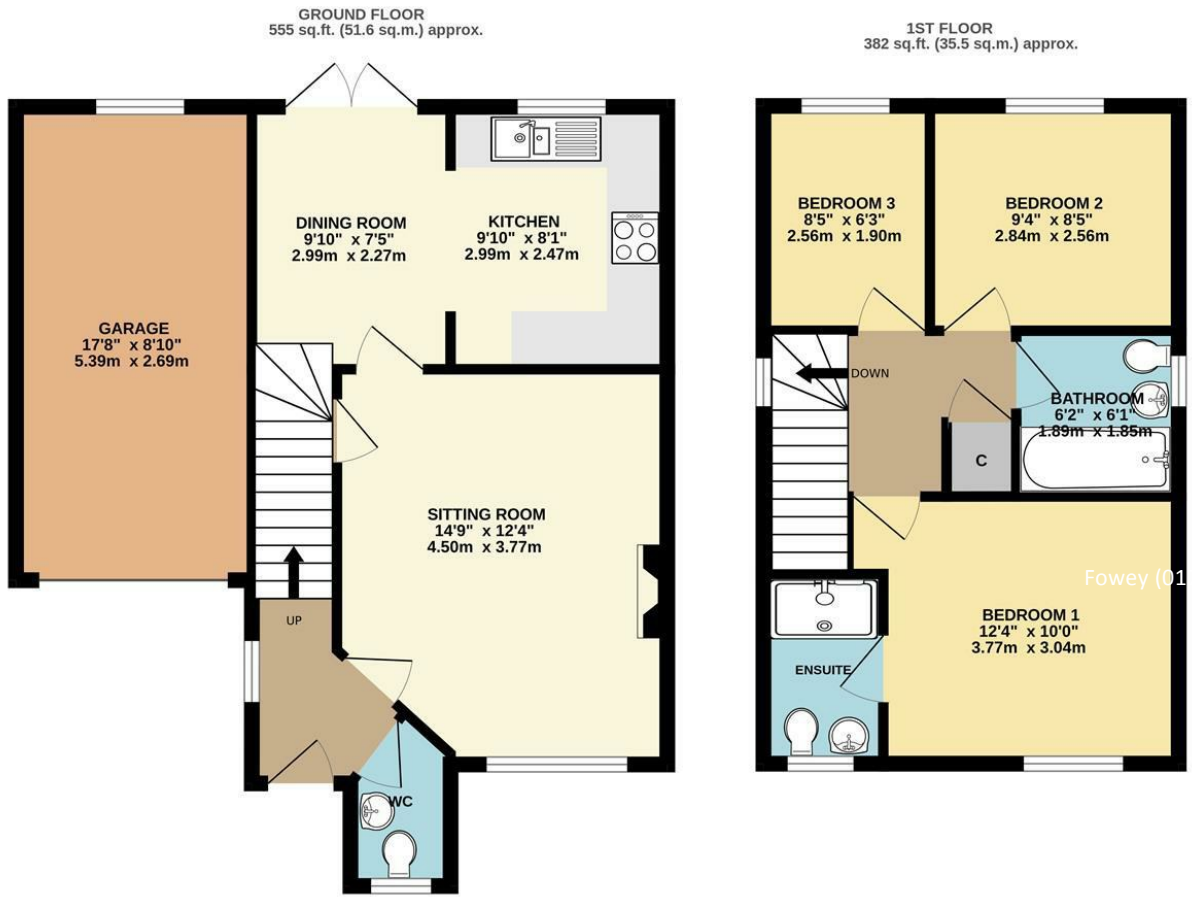




**65 HILL HAY CLOSE,
FOWEY, PL23 1EL
GUIDE PRICE £369,950**



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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.
 Made with Metropix ©2024



A WELL PRESENTED 3 BEDROOM DETACHED HOUSE SITUATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT, CLOSE TO LOCAL AMENITIES. LOVELY GARDENS TO FRONT AND SIDE, DRIVEWAY PARKING AND GARAGE. EPC C.

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.



65 Hill Hay Close, Fowey, PL23 1EL

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

Located in a convenient position, a sought after 3 bedroom detached house with generous sized and well maintained gardens. With the benefit of on site parking and garage, this lovely house would make an ideal main home or good investment property. Gas central heating, double glazing and offered to the market chain free.

The accommodation is arranged over two floors and offers well presented, good sized rooms throughout.

The front door opens to entrance hall, with door to the sitting room with window to the front elevation, feature fireplace, and an under stairs storage cupboard. A door leads through to the kitchen/dining room, with double doors opening to the pretty garden from the dining area which has space for dining table and chairs. The kitchen benefits from a range of base and wall units with work surface over and inset electric oven with 4 ring hob over, sink and drainer and space for dishwasher and fridge/freezer. Window overlooking the rear garden.



Stairs lead to the first floor landing where there is a principal double bedroom with window to the front elevation and en suite shower room housing shower cubicle, WC and wash basin. There is a further double bedroom with window to the rear and a single bedroom, again with window to the rear and outlook to the garden.

A family bathroom has panelled bath with shower attachment, WC and wash hand basin.

The landing has hatch to loft and storage cupboard housing the hot water tank.

Outside

Accessed directly from the road, the driveway has parking for 1 vehicle, with further parking or storage space in the garage. To the side of the property there is an area laid to grass with a timber fence and gate leading to the very pretty rear garden. Completely enclosed by fencing and hedging the garden is laid mainly to lawn with mature shrubs and plants in the borders. There is a gravelled area and paved patio accessed from the dining room doors.

Council Tax Band - C

EPC Rating - C

Freehold

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