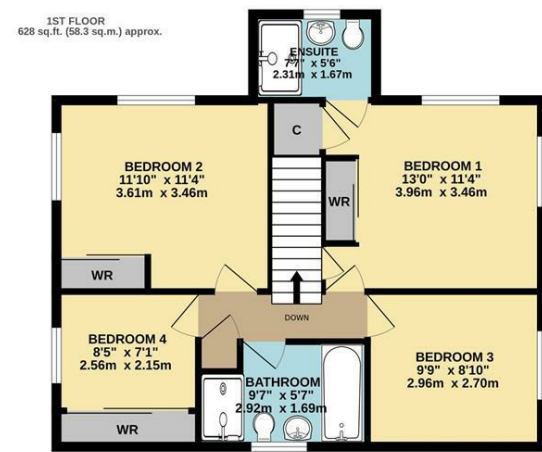
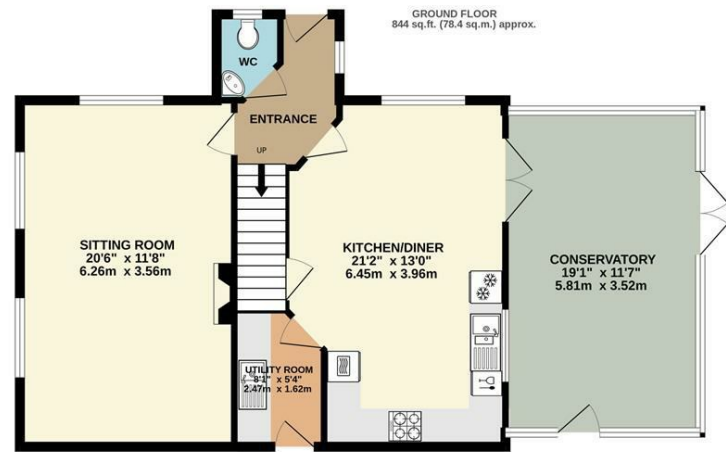
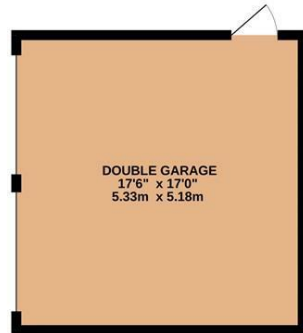




**2 DU MAURIER DRIVE,
FOWEY, PL23 1DW
GUIDE PRICE £550,000**



297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1769 sq.ft. (164.4 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 BEAUTIFULLY PRESENTED 4 BEDROOM HOME WITH GARDENS, DRIVEWAY PARKING AND 2 GARAGES. FORMERLY THE SHOW HOME, THIS INDIVIDUALLY STYLED PROPERTY BOASTS GENEROUS SIZED ROOMS WITH ADDITIONAL CONSERVATORY AND PRETTY GARDEN. LOVELY OUTLOOK OVER NEIGHBOURING AMENITY AREA. VIEWING HIGHLY RECOMMENDED.

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.



2 Du Maurier Drive, Fowey, PL23 1DW

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
 This beautiful and individually styled former show home is offered to the market in excellent condition and offers spacious accommodation over 2 floors. With a lovely outlook over the amenity area, the property has driveway parking for 2 vehicles, along with 2 garages and a very pretty enclosed rear garden.

The vendors have added a super generous sized conservatory which extends the living space and offers a fabulous space to relax or entertain friends or family. Viewing is recommended to appreciate this lovely home.

The Accommodation
 The front door opens to an attractive entrance hall with stairs leading to the first floor. A door opens to the spacious sitting room, a lovely light and airy room with dual aspect windows and a stone hearth housing an electric fire, for those chillier evenings.

From the hallway a further door leads to the large kitchen/dining room with the well appointed kitchen offering a good number of base and wall units with work surface over. A number of integrated appliances include a dishwasher, fridge/freezer and 2 oven cooker with hob.

There is attractive wooden effect hardwearing flooring throughout both the kitchen and dining room and with a number of large windows, this is a lovely light room. There is a useful storage cupboard and double doors open to the charming conservatory which offers an additional living area with view to the rear garden. This lovely room has wood effect flooring with underfloor heating, and double doors opening to the rear garden. A further door leads to the pathway and double garage.



A utility room has a door to the rear garden and houses the gas boiler. There is a sink and drainer with work surface and space for washing machine and additional tumble dryer, wood effect flooring.

There is also a useful cloakroom with WC and wash basin located off the entrance hall. Stairs lead to the first floor landing with hatch to loft, which is boarded and useful for additional storage.

The principal bedroom has dual aspect windows with a lovely view over amenity land and countryside beyond. There is a large stylish en suite shower room with shower cubicle, WC and wash basin. A further double bedroom has dual aspect windows, again with lovely views and built in storage facilities.

There is a third bedroom, currently used as a dressing room with built in cupboards and the fourth bedroom is currently used as a study.

The family bathroom is generous in size and offers a panelled bath with separate large shower cubicle, WC and wash basin.

Outside
 The property is accessed via a private tarmac lane with shared access with neighbouring properties. There is space for 2 vehicles to be parked on the driveway and access to the double garage. There is a pathway with timber gate giving access to the side and rear of the property. An area of garden to the front of the property leads to the front door.

The rear garden is a delight and well maintained, enclosed with walling and fencing offering a good degree of privacy. There is a paved terrace suitable for table and chairs and an area of lawn surrounded by mature borders housing a number of mature shrubs and plants.

Council Tax Band - E
EPC Rating - C
Freehold
 There is a service charge for communal areas - £257.01 per annum.

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
 The property is fully double glazed with main gas fired heating. None of the services, systems or appliances at the property have been tested by the Agents.