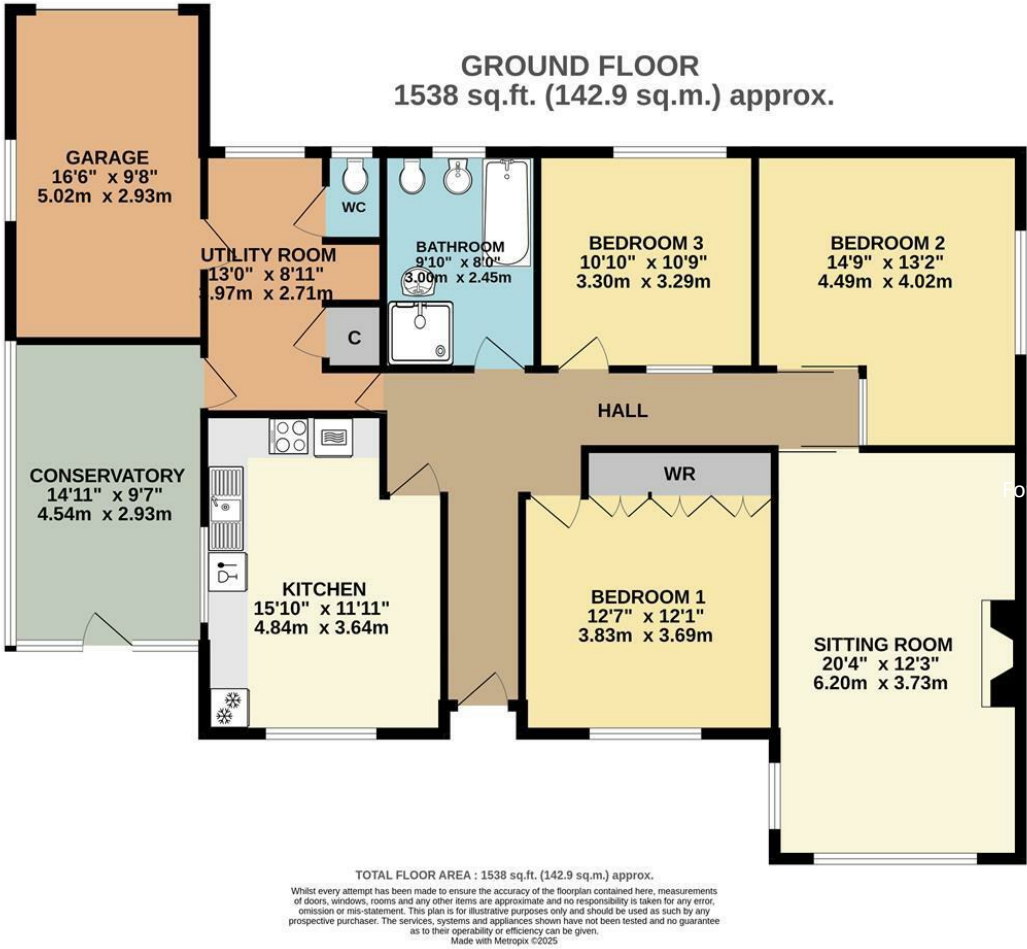




8 SAFFRON CLOSE,
FOWEY, PL23 1EU
GUIDE PRICE £695,000



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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.



A SPACIOUS 3 BEDROOM DETACHED PROPERTY SITUATED IN AN ELEVATED POSITION WITH VIEWS OVER THE COUNTRYSIDE. GARAGE AND DRIVEWAY PARKING, GARDENS FRONT AND REAR. NO ONWARD CHAIN.



8 Saffron Close, Fowey, PL23 1EU

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 spacious bungalow is located in an elevated position at the end of Saffron Close. With gardens to the front and rear and space on either side of the property, there is scope for a new owner to extend if required (subject to usual planning permissions). The property benefits from double glazing throughout and oil fired central heating.

With spacious accommodation, the property currently offers 3 generous sized bedrooms, sitting room and kitchen/breakfast room, utility and garage. A conservatory is located to one side of the bungalow.

The front door opens to a spacious hallway with attractive wooden floor. Doors to all principal rooms.

A large sitting room has a large window to the front elevation and front garden. There is a fireplace housing an electric fire with stone surround and mantle over.

There are 3 double bedrooms with the principal bedroom benefiting from a range of built in cupboards. A second double bedroom has been used a further sitting room, with the third double bedroom located to the rear of the property. There is a family bathroom with panelled bath, WC and wash basin, separate shower cubicle. Fully tiled walls.



The spacious kitchen has a window overlooking the front garden and further side window to the conservatory. There is a range of base and wall units with work surface over, inset double oven, 4 ring hob, space for fridge/freezer and dishwasher.

A large utility room houses the oil fired boiler with space and plumbing for washing machine and dryer. There is a window to the rear elevation and a door opens to the garage. Tiled floor and 2 storage cupboards. A further door opens to the conservatory, which is south facing and attracts sun all day. Tiled floor and door opening to the front garden and driveway.

Outside

To the front and one side of the property there is a mature hedge with gardens, laid mainly to lawn. The driveway is accessed directly from Saffron Close and leads up past the property to the rear of the bungalow, where there is access to the garage and rear garden.

The rear garden is also lawned with further area suitable for a vegetable garden. Mature hedging to rear boundary.

Agents Note

The sale is subject to grant of Probate which is awaited. There is no onward chain.

Council Tax Band - F

EPC - Awaiting

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.