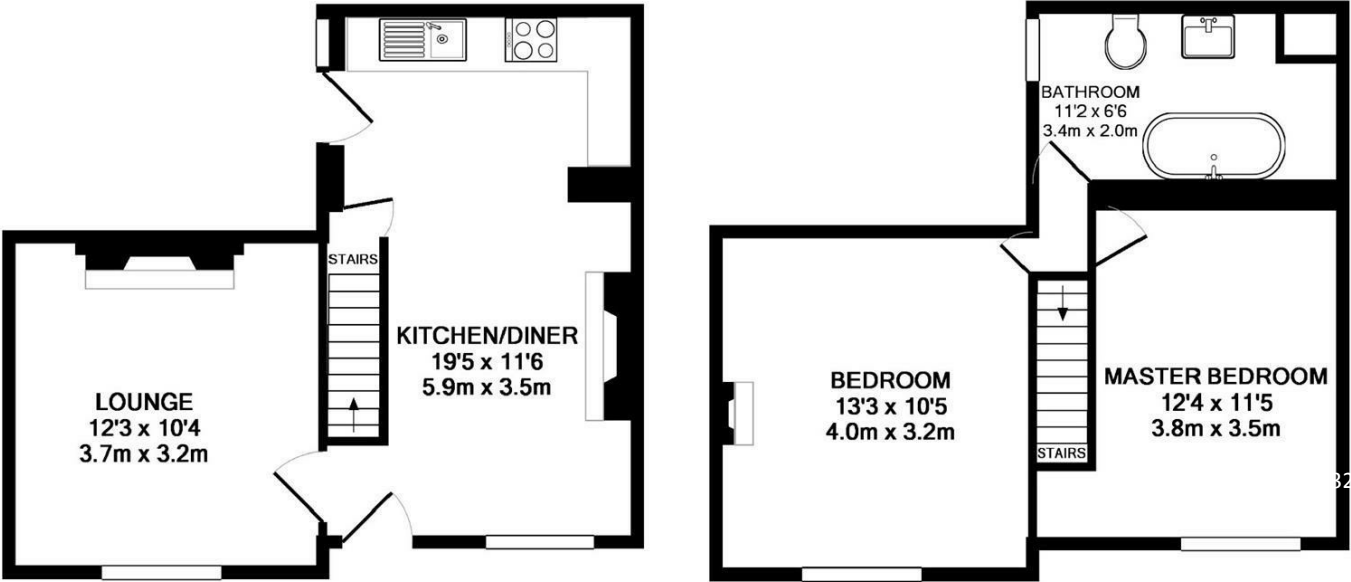




THE SHELL SEEKER, 13 STATION ROAD,
FOWEY, PL23 1DF
GUIDE PRICE £395,000



GROUND FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.1 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 CHARMING AND VERY WELL PRESENTED, TWO BEDROOM MID-TERRACE COTTAGE. SITUATED WITHIN LEVEL WALKING DISTANCE OF ALL TOWN AMENITIES, OLD HARBOUR AND CAR PARK. CURRENTLY A SUCCESSFUL HOLIDAY LET ****SELLING CHAIN FREE****

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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The Shell Seeker, 13 Station Road, Fowey, Cornwall, PL23 1DF

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.

Station Road is in the heart of Fowey with a level walk to all the amenities of the town, old harbour and car park.

ACCOMMODATION

The Shell Seeker is a well presented and extremely charming, period cottage full of character and features. This much loved property is currently a holiday let but would also make the perfect second home or main home.

From Station Road steps lead up to a shared pathway which give access to a row of terraced cottages, the property is located at the end of the path.

The front door opens into the warm and welcoming dining room/kitchen showcasing the period features and character of the property, including the exposed painted ceiling and beams, and an eye-catching stone fire place. Attractive light coloured, luxury vinyl flooring runs throughout this room. The kitchen features a range of shaker styled wooden base and wall units with integral fridge freezer and dishwasher and freestanding electric oven. Although the property has gas central heating throughout, an electric fire makes the cottage warm and cosy on cooler nights.

www.maywhetter.co.uk



From the dining area, a door leads through to the sitting room, stairs rise up to the first floor and a door gives access to the rear garden.

The sitting room is another lovely, light and cosy room with solid oak flooring. A stone fireplace makes the perfect focal point to the room and houses an electric fire.

The first floor comprises of a double bedroom, twin bedroom and bathroom. Both bedrooms are well presented with the double bedroom having a Victorian fire place (this is not in use). The bathroom has a P-shaped bath with shower over, WC, and wash hand basin. A cupboard houses the gas boiler.

OUTSIDE

Steps rise up to a charming sitting out area which is a magical place to enjoy the delightful views looking up the Fowey River, a real treat!

AGENT'S NOTE

Due to the Leasehold tenure and flying freehold/leasehold applicants should check with any lending source prior to viewing. We do however understand the current vendor has a mortgage on Number 13. Please ask the agents for full details. Contents are available at a separate negotiation apart from personal items.

Local Authority

Cornwall Council, Penwinnick Road, St Austell, PL25 5DR

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewing

Strictly by appointment with the Owners Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, PL23 1AH. Tel: 01726 832299

EPC RATING - D

BUSINESS RATES

TENURE - LEASEHOLD

(01726) 832299