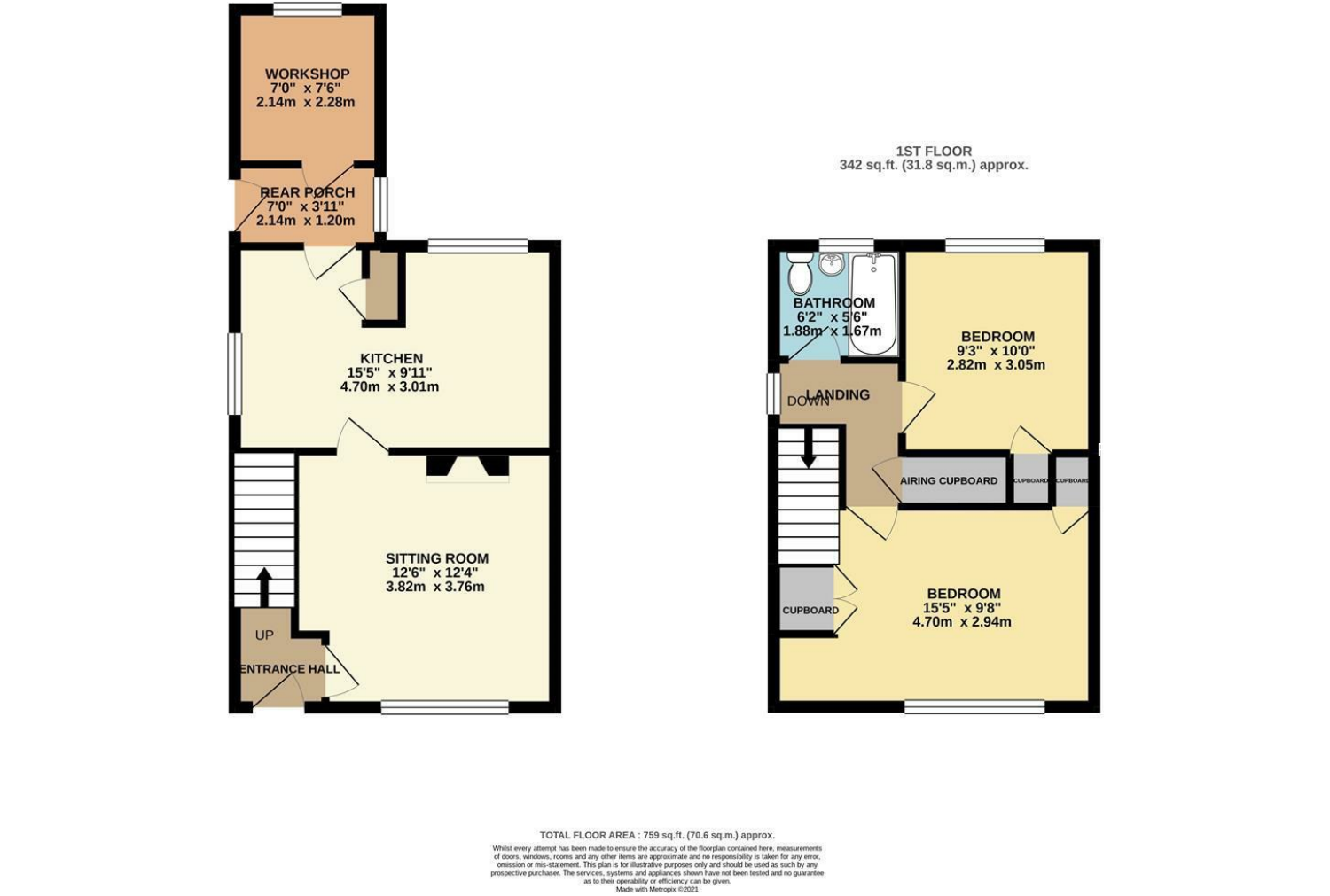




27 WINDMILL,  
FOWEY, PL23 1HB  
GUIDE PRICE £229,000



**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.



**A TWO BEDROOM SEMI DETACHED HOUSE, LOCATED IN A RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES AND SCHOOLS. FRONT AND REAR GARDENS. THE PROPERTY HAS BEEN UPGRADED BY THE CURRENT OWNER AND OFFERS AN OPPORTUNITY AS A MAIN HOME OR INVESTMENT PROPERTY**



## 27 Windmill, Fowey, Cornwall, PL23 1HB

### 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 semi detached, two bedroom property, improved and updated by our vendor in recent years, situated on a popular residential road, close to local amenities and schools.

The property is accessed from Windmill estate via a shared pedestrian access.

The front door opens to an entrance hall with stairs leading to the first floor. A door leads to the sitting room with a large window looking onto the front garden and an attractive chimney breast housing a Woodburner for those cosy evenings.

A further door opens to a spacious kitchen/ dining room with concrete effect tiles, a window to the side and super fully-glazed double doors, recently installed, which open to the rear patio.

The kitchen area comprises country-chic style painted wooden units with wood work tops. A free-standing cooker, fridge freezer and washing machine are available by separate negotiation.

From the kitchen a door opens to a rear porch which has two doors opening out respectively to the side of the house, and to a generous workshop, which provides most useful storage.



The first floor comprises a bathroom decorated in a coastal style, with white ceramic toilet, wash basin and bath with electric shower over, two bedrooms each with built in wardrobes and wooden floorboards, and a good sized airing cupboard.

### Outside

To the front of the property there are two flower bed areas with a pathway leading to the front door and around the side of the property to access the rear garden.

To the rear of the property there is a good sized garden, enclosed by fencing and walling to the side boundary. This has been landscaped by our client to create a convivial patio area, with attractive paving, built in seating and planted borders, perfect for entertaining and relaxing. There is a gate at the rear of the property allowing further access to shared pedestrian pathway.

There is off road parking near by on a first come first served basis.

### EPC Rating - D

### Council Band B

### Agent's Note

Please note there is an annual service charge of £126.00 payable to Ocean Group. The service charge covers ground maintenance, insurance and management fee. The property may be used as a main home but not for holiday let purposes.

### 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](mailto: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