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**A TWO BEDROOM, END OF TERRACE HOME WITH FRONT AND REAR GARDENS, LARGE GARAGE AND OUTSIDE STORE. VIEWS OF THE FOWEY RIVER AND COUNTRYSIDE BEYOND FROM THE FIRST FLOOR. THE HOUSE IS WELL PRESENTED ALTHOUGH SOME MODERNISING IS REQUIRED. \*\*SELLING CHAIN FREE WITH VACANT POSSESSION.\*\***

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16 Green Lane, Fowey, PL23 1DU

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.

Green Lane is Primarily a residential road in Fowey and conveniently located a short stroll down to the town and local amenities.

ACCOMMODATION

Extended in the past, this much loved two bedroom end of terrace would make the perfect main home.

A door opens into a warm and welcoming entrance hall, ideal for hanging coats and storing shoes. Stairs rise up to the first floor and the hallway gives access to the living room and kitchen.

The living room provides space to relax and unwind centred around a gas fire place whilst an archway divides the room from a dining area which looks over the front garden.



To the rear, is a kitchen which comprises of base and wall storage units and an integral gas oven and hob. There is space to either extend and/or update the units or have a small table and chairs.

A door leads into a rear extension which comprises of a utility room, with door to the front courtyard. Access can also be gained to the rear garden. There is also a separate WC with wash hand basin and vanity cupboard and an airing cupboard.

Stairs rise up to the first floor landing. A single bedroom benefits from large, floor to ceiling built-in storage cupboards and enjoying lovely views over the roof tops to the Fowey river and countryside beyond.

A generous sized double bedroom has a front aspect view and has a large, single built-in cupboard.

A shower room comprises of single shower cubicle, a WC and wash hand basin with vanity unit,

OUTSIDE

A path leads from Green Lane, through front garden which is mostly laid to lawn to a crazy paved courtyard area. This area is plenty big enough for a table and chairs to sit and relax . Doors lead into either the utility room, handy for muddy boots and wet coats or into the entrance hall.

To the rear, there is a lane which gives access to garages, parking spaces and rear gardens along Green Lane. 16 has a large garage/workshop and an outbuilding, useful for storing garden equipment. There is a paved seating area and lawned garden. Steps lead up to the rear utility door.

EPC RATING - D

TENURE - FREEHOLD

COUNCIL TAX BAND - B

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, 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 Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

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