

7 UNION PLACE



Fowey, PL23 1BY

Guide Price: £299,950



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Located in the heart of Fowey, a beautiful coastal town, 7 Union Place offers a comfortable and convenient lifestyle, making it an excellent choice for a permanent residence or a perfect holiday let/ investment.

As you step inside, you're welcomed by a spacious open-plan kitchen and dining area, ideal for both everyday living and entertaining. The kitchen has a traditional charm, offering plenty of counter space and storage.

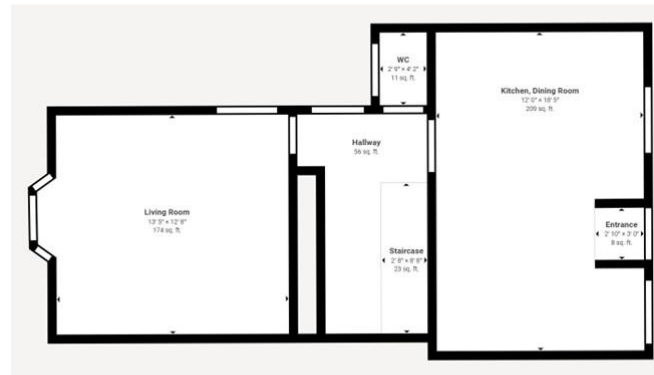
The well-sized living room features large windows that fill the space with natural light and provide views of the bustling town centre. A conveniently located WC completes the ground floor.

Upstairs, you'll find two generously sized double bedrooms, both offering plenty of space and character. The large bathroom is thoughtfully designed, maintaining a classic style that complements the home's charm.

With its central location, easy access to local shops, cafes, and coastal attractions, and its inviting layout, 7 Union Place is a fantastic opportunity for those seeking a characterful home or a desirable holiday let.



Ground Floor



THE PROPERTY SHOP

First Floor



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KEY FEATURES:

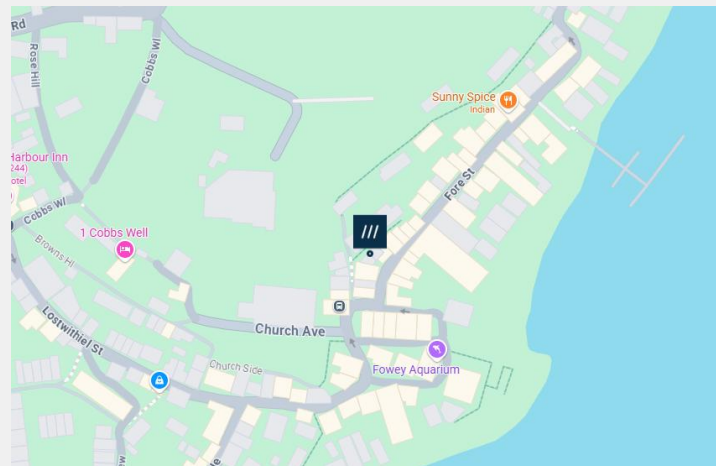
- Town central location
- Opportunity to create a successful holiday let
- Well- Presented Kitchen/Dining Room
- Spacious and characterful Living Room
- Ground Floor WC
- Two Double Bedrooms
- Large Bathroom

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: B

TENURE: Leasehold

Remainder of 999-year lease that commenced in 2018



what3words: ///appraised.hence.reception



SERVICES:

- Heating – Gas Central Heating
- Water – Mains
- Sewerage – Mains

SCHOOLS:

- Fowey Primary School
- Fowey River Academy
- Fowey Pre-School

TRANSPORT LINKS:

- Fowey Town Bus, just a short walk away
- Bus stop, 5-minute walk
- Located in Fowey town centre
- Par Railway Station 15-minute drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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