

33 LANGURTHO ROAD



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Fowey, PL23 1EH

Guide Price: £230,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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TPS are delighted to present this beautifully styled three-bedroom home, offered for sale at £230,000 in the highly desirable coastal town of Fowey.

Properties of this size and quality in such a sought-after location are rarely available at this price, making it an exceptional opportunity for buyers.

Just a short stroll from the harbour, town centre and local amenities, the home offers the perfect blend of convenience and coastal charm.

Inside, the spacious open-plan living area features a newly installed kitchen, creating a modern and inviting hub for everyday living. The property also benefits from new carpets throughout, enhancing the fresh and welcoming feel. The family bathroom is located on the ground floor for added practicality, while upstairs you will find three well-proportioned bedrooms. The main bedroom further benefits from an ensuite WC, providing additional comfort and convenience.

Outside, a private garden with lovely views.

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First Floor



Ground Floor



** whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate

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KEY FEATURES

- Three well-presented Bedrooms
- The main bedroom includes an en-suite WC
- Newly installed open-plan Kitchen
- Open-plan lounge
- Family Bathroom located Downstairs
- New central heating system
- Private Garden
- Minutes From Fowey Harbour
- Fantastic Location
- EPC Rating - C



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SERVICES:

- Heating – Gas central heating
- Water – Mains
- Sewerage – Mains

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: B

SCHOOLS:

- Tywardreath Primary School
- Fowey River Academy
- Doubletrees School
- Biscovey Academy
- Penrice Academy

TRANSPORT LINKS:

- Bus stop, a short walk
- Par Railway Station

Fowey-Bodinnick car ferry connecting across the estuary to the A38

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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