



PLACE ROAD, FOWEY PL23 1DR

UNFURNISHED, FOUR BEDROOM TOWN HOUSE

This deceptively spacious town house is set in the highly regarded coastal location of Fowey, with glimpses of the Fowey River from the rear of the property. It is situated only a short walk from the centre of Fowey and its historic harbour.

In brief, the property comprises:- Entrance Hall, Living Room, Dining Room, Bathroom, Kitchen, Four Generous Sized Bedrooms and a Courtyard to the rear with an outbuilding for storage. The property has been newly decorated throughout with new flooring in both the kitchen and bathroom.

**** Video Tour Available **
Viewing Highly Recommended**

Price: £1,250pcm

Key Features

Four Generous Sized Bedrooms

Large Living Room
PLUS Separate Dining Room

Sought After Location

Glimpses of Sea Views

Rear, Low Maintenance Courtyard

Newly Decorated

ACCOMMODATION COMPRISES:

(All sizes approximate)

Entrance Hallway

Wood panelled door with skylight over. Inset mat well. Walls painted magnolia. Cream fitted carpet. Pendant light fittings. Radiator. Step leading to half landing with access to Bathroom, then stairs leading to Kitchen. Stairs also leading up to Bedrooms.

Living Room

15'7" x 15'0" (4.75m x 4.56m) Max.

Single glazed, bay sash windows to front elevation. Walls painted magnolia. Cream fitted carpet. Pendant light fitting. Electric wall mounted heater. Feature fireplace with wooden surround, mantle and brick hearth.

Dining Room

13'1" x 12'2" (4.00m x 3.71m) Max.

Single glazed, sash window to rear elevation. Walls painted magnolia. Cream fitted carpet. Pendant light fitting. Radiator.

In hallway, step down to:-

Bathroom

7'10" x 5'9" (2.38m x 1.74m)

Single glazed, obscure sash window to rear elevation. Newly laid grey, wood effect vinyl flooring. Walls part painted magnolia, part shower boarded. Ceiling light fitting. Extractor fan. Radiator. White suite comprising low level dual flush WC, pedestal wash hand basin and panelled bath with shower over. Built-in cupboard housing hot water cylinder.

Stairs leading down to:-

Kitchen

14'8" x 10'9" (4.46m x 3.28m)

Double glazed window to rear elevation. Part painted magnolia, part splashback wall panels. Newly laid grey, wood effect vinyl flooring. Strip light fitting. Radiator. Range of wall, base and drawer units. Black marble effect worktops. Inset one and a half bowl stainless steel sink. Space for cooker, washing machine and fridge/freezer. Under stairs cupboard. Half glazed wooden door to rear courtyard.

Stairs From Hallway to First Floor

Part painted magnolia, part wooden wall panels. Cream fitted carpet. Single glazed, sash window to rear elevation (on half landing) offering views of Fowey River. Radiator.

Landing

Walls painted magnolia. Cream fitted carpet. Pendant light fitting. Radiator. Understairs cupboard.

Bedroom One

13'0" x 12'0" (3.95m x 3.65m)

Double glazed window to rear elevation, with views of Fowey River and Church tower. Magnolia painted walls. Cream fitted carpet. Ceiling light fitting. Electric wall mounted heater.

Bedroom Two

12'2" x 9'7" (3.72m x 2.91m) Max.

Single glazed, sash window to front elevation. Walls painted magnolia. Cream fitted carpet. Pendant light fitting. Electric wall mounted heater.

Bedroom Three

8'11" x 8'10" (2.73m x 2.70m)

Single glazed, sash window to front elevation. Walls painted magnolia. Cream fitted carpet. Pendant light fitting. Electric wall mounted heater.

Stairs From First Floor to Second Floor

Walls painted magnolia. Cream fitted carpet. Pendant light fitting.

Bedroom Four

15'5" x 13'9" (4.69m x 4.20) Max.

L-Shaped with restricted head room. Two wooden framed Velux windows. Walls painted magnolia. Cream fitted carpets. Two wall light fittings. Radiator.

Exterior

The property benefits from a small, low maintenance courtyard to the rear. There is also an additional outbuilding useful for storage.

Parking

There is no allocated parking. Enquiries to be made by prospective tenants.

Additional Information

EPC 'D'

Council Tax Band 'D'

Services – Gas & Electric, Mains Drainage

Tenure

Six Months Assured Shorthold Tenancy – Available Long Term

Rent

£1,250 per calendar month

Deposit

£1,442

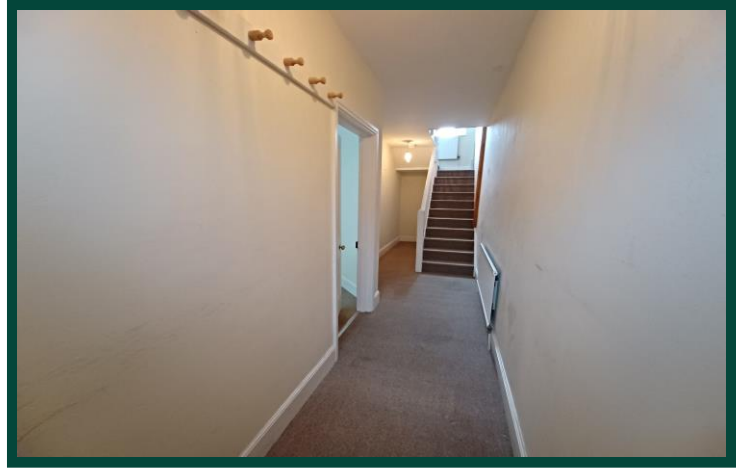
Viewing

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on **01726 73483**.

Please note you will be asked to complete an application form prior to being offered a viewing.



Front Elevation



Entrance Hallway



Living Room



Dining Room



Kitchen



Bedroom One



Bedroom Four



Courtyard

St Austell

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