



Polvillion Road

Fowey

PL23 1HG

Guide Price £190,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- PERFECT FIRST HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- COSMETIC MODERNISATION REQUIRED
- POPULAR RESIDENTIAL LOCATION
- CONNECTED TO ALL MAINS SERVICES
- DUE TO A RESTRICTIVE COVENANT THIS PROPERTY CANNOT BE USED AS A HOLIDAY LET
- DOUBLE GLAZED THROUGHOUT
- SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com



Tenure - Freehold

Council Tax Band - A

Floor Area - 764.23 sq ft



### Property Description

Millerson Estate Agents are thrilled to present this mid-terrace, two bedroom, house to the market. Being situated in Fowey, this property is within walking distance to local amenities and transport links. Being sold with no onward chain and vacant possession upon completion, this is a perfect opportunity for those looking to take their first steps onto the property ladder or a great addition to an investment portfolio. In brief the accommodation comprises of an expansive kitchen and spacious lounge. On the first floor, you will find two double bedrooms and a wet room. Externally, this property benefits from a hard standing front garden. The property is connected to mains gas, electricity, water and drainage. Also falling under Council Tax Band A. Viewings are highly advised to appreciate this property's full potential.

### Location

Situated on the south coast of Cornwall between Looe and Mevagissey, Fowey is not only an historic town but also a commercial seaport. Over the centuries Fowey has grown and now stretches for about a mile along the west bank of the River Fowey to the mouth of the river. Situated on the opposite bank, also at the mouth of the river, is the village of Polruan. A regular passenger ferry connects the two and further upriver a car ferry runs from Fowey to Bodinnick on the other side of the river. The town boasts an excellent selection of quality shops and galleries, many exhibiting local works.

### The Accommodation Comprises

(All dimensions are approximate)

### Entrance

uPVC double glazed door leading into:

### Living Room

15'7" x 10'9" (4.76m x 3.29m)

Double glazed window to the front aspect. Under-stairs storage cupboard. Radiator. Ample plug sockets. Television point. Carpeted flooring

### Kitchen/Diner

15'9" x 10'9" (4.82 x 3.29m)

Double glazed windows to the rear aspect. Boiler. A range of wall and base fitted units with roll top work surfaces. Extractor hood with space for freestanding oven/grill, fridge/freezer and/or washing machine/dishwasher. Stainless steel sink with drainer. Ample plug sockets. Vinyl flooring.

### First Floor

Landing - Smoke sensor. Loft access. Doors leading into:

### Bedroom One

11'5" x 10'10" (3.50m x 3.31m)

Double glazed window to the rear aspect. Radiator. Ample sockets. Carpeted flooring.

### Bedroom Two

11'9" x 8'2" (3.60 x 2.51)

Two double glazed windows to the front aspect. Smoke sensor. Two Storage cupboards. Radiator. Ample plug sockets. Carpeted flooring.

### Wet Room

8'7" x 7'0" (2.63 x 2.14)

Extractor fan. Double glazed window to the rear aspect. Electric shower. WC with push flush. Wash basin. Vinyl flooring.

### Outside

To the front - Hardstanding Garden.

To the Rear - Hardstanding courtyard with a further detached garden space which can be access via a pedestrian footpath.

### Parking

There is no allocated parking for this property, however, on street parking can be found close by.

### Services

The property is connected to mains gas, electricity, water and drainage. It falls within Council Tax Band A.

### Agents Notes

Please note that there is a right of way across the front of the property, for neighbouring properties.

Due to a restrictive covenant this property cannot be used as a holiday let.

### Material Information

Verified Material Information

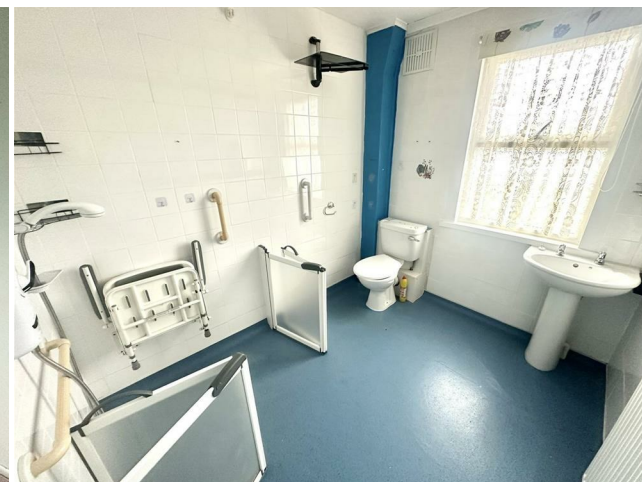
Council tax band: A

Tenure: Freehold

Property type: House



Property construction: Concrete block walls, spar dashed externally under a pitched clad roof with fibre cement tiles  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: None  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Great, Vodafone - Good, Three - OK, EE - OK  
Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: C



All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins  
01726 72236

### Contact Us

Millerson Estate Agents  
50 Fore Street  
Hayle  
Cornwall  
TR27 4DY  
E: hayle@millerson.com  
T: 01736 754115  
www.millerson.com

Scan QR For Material Information



Scan me!



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
Copyright V360 Ltd 2025 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Millerson  
millerson.com