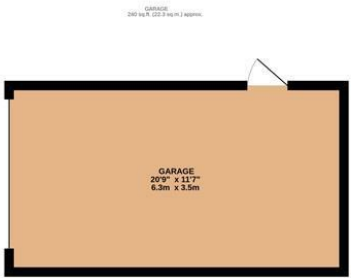




19 GREEN LANE,
FOWEY, PL23 1DX
GUIDE PRICE £190,000



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A FIRST FLOOR, TWO BEDROOM FLAT WITH GARDEN AND ON SITE PARKING. GARAGE.
CLOSE TO LOCAL AMENITIES AND SHORT WALK TO TOWN. NO ONWARD CHAIN.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



19 Green Lane, Fowey, PL23 1DX

The 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.

The Property

The property is located just a short walk from the centre of town and benefits from some lovely views over to Bodinnick and neighbouring countryside.

Located on the first floor, the apartment offers 2 bedroom accommodation with garden to the front, a parking space and garage located to the rear of the property.

Accommodation

The front door opens to an entrance porch with door opening to useful utility/storage room with door to the rear courtyard. Stairs lead to the first floor hallway.

A sitting room is located to the front of the property with view over neighbours garden and Green Lane. A hearth houses an electric fire. Night storage heater.



The kitchen has a range of base units with cooker and space and plumbing for washing machine and there are lovely views over towards Bodinnick and countryside beyond.

There are two double bedrooms, one to the front of the property and one to the rear, with views over countryside.

A family bathroom has WC, panelled bath and wash basin.

Outside

Accessed directly from Green Lane, there is a parking space for one vehicle. The garage is located to the rear of the building with the garage door giving access directly on to Green Lane. A pedestrian door has access from the small courtyard area. A garden is located to the front side of the property, and enclosed by mature hedging and is laid to lawn.

Tenure - Leasehold

Council Tax Band - A

EPC Rating - E

AGENTS NOTE

PROBATE HAS BEEN APPLIED FOR BUT NOT YET GRANTED.

Lease - 125 years commenced March 1989. 89 years remaining on the lease. The lease will be extended once Probate is granted.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: info@maywhetter.co.uk

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Local Authority

Cornwall Council.