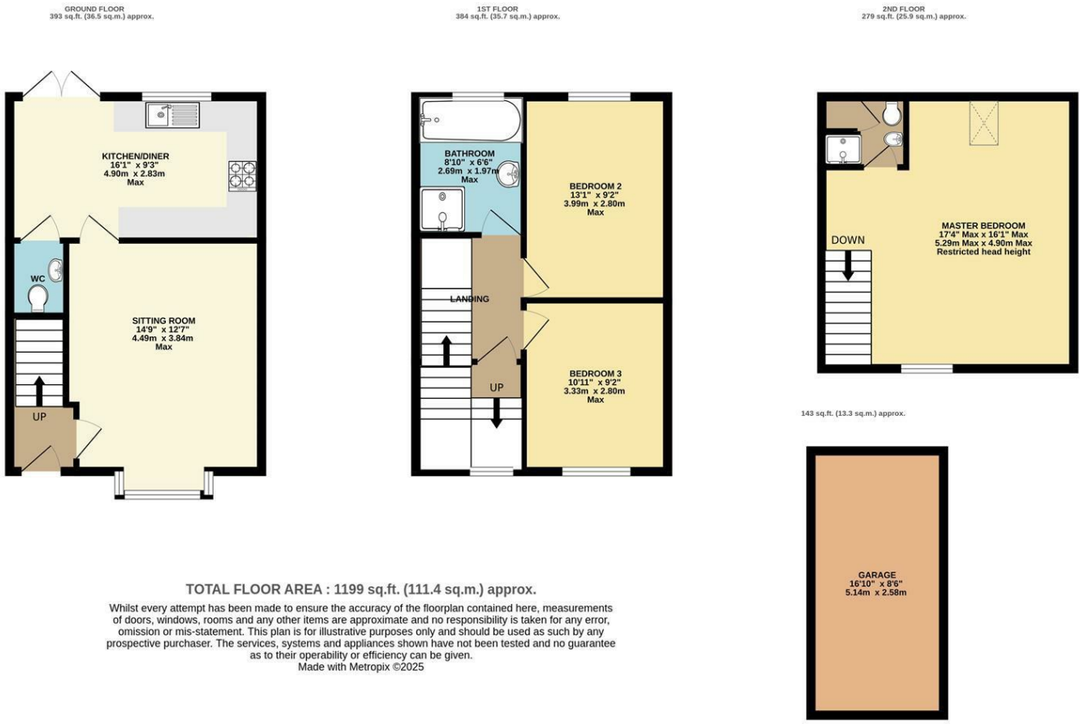
MAY WHETTER & GROSE

1 SEA KING COURT HILL HAY CLOSE, FOWEY, PL23 1FA

FIXED PRICE £325,000



AN END OF TERRACE THREE BEDROOM, THREE STOREY MODERN HOME ON THE VERY POPULAR HILL HAY ESTATE. GARAGE, OFF ROAD PARKING WITH ELEVATED COUNTRYSIDE VIEWS.

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.

Fowey (01726) 832299 MAY WHETTER & GROSE www.maywhetter.co.uk info@maywhetter.co.uk

1 Sea King Court Hill Hay Close, Fowey, Cornwall, PL23 1FA

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.

LOCATION
Situated on a new extension of the original Hill Hay estate, 1 Sea King Court is on the fringe of the development.

The property
A three bedroom, three storey modern end of terrace home with elevated views across the countryside.

From the entrance hall a door leads into the warm, welcoming spacious sitting room with a feature coal effect fire place.

From the sitting room a door leads into the well equipped, modern kitchen/dining room with integral oven and gas hob, dishwasher, fridge freezer and washing machine. The dining area has patio doors opening to the rear garden and door to the cloakroom/WC.

From the entrance hall, stairs lead up to the first floor which has two double bedrooms and a family bathroom room. The bathroom has a bath with shower attachment and benefits from a separate shower cubicle. The double bedroom to the front enjoys far reaching countryside views with the 2nd bedroom overlooking the rear garden.

From the landing, a further door opens to a staircase rising to the second floor which is the master bedroom. With an apex ceiling this room feels light and airy and enjoys lovely views over the countryside. The master bedroom also benefits from an ensuite shower room.

Outside
This is a unique property as it is the freeholder to the lane leading into Sea King Court. The ownership extends from the entrance, sweeping down adjacent to the house and around to the front of the property. This gives off road parking options as long as rights of way are not obstructed to the other Sea King properties.

The rear of the house (accessed via patio doors, side gate or through the garage) is enclosed and mostly laid to lawn.

EPC RATING B

Freehold

Council Tax Band - C

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

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

Local Authority
Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

This modern home is gas centrally heated and fully uPVC double glazed.