MAY WHETTER & GROSE

5 TAVERN BARN,
FOWEY, PL23 1EF
GUIDE PRICE £235,000



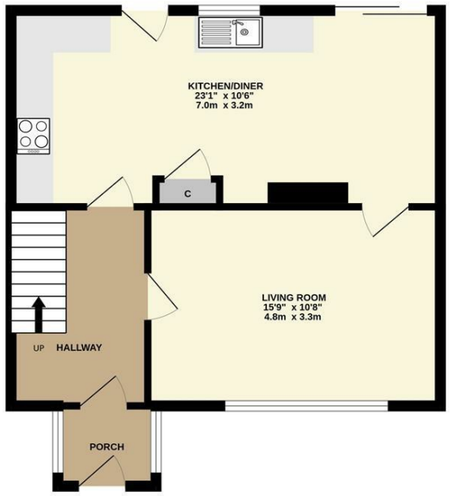




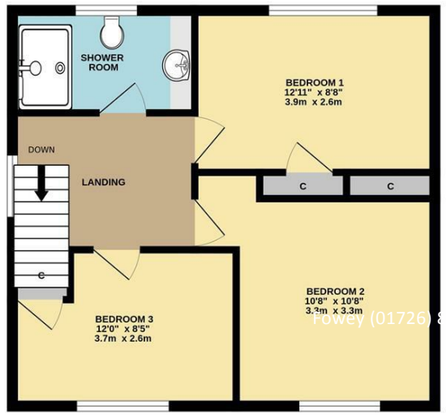


A THREE BEDROOM END OF TERRACE HOUSE, WITH GARDENS AND PARKING FOR THREE VEHICLES. THE PROPERTY IS IN NEED OF MODERNISATION. NO ONWARD CHAIN.

GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.8 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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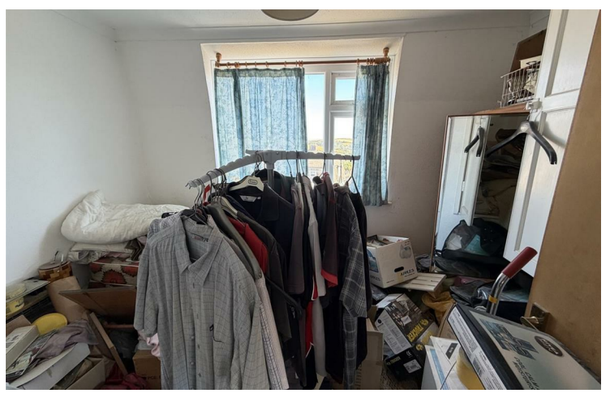

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5 Tavern Barn, Fowey, PL23 1EF

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
A three bedroom, end of terrace house with garden to the front and further garden to the rear. The property has vehicular access from a shared lane off Park Road. There is also pedestrian access via a pathway from Tavern Barn. There is parking at the property for 3 vehicles.

In need of modernisation, the house would make a lovely main home once a new owner has put their stamp on the property.

Accommodation
Steps lead up to the entrance porch and the front door opens to the hallway. Stairs lead to the first floor and a door opens to the sitting room with a large window to the front elevation.

The kitchen leads off the hallway with window to the side elevation and a range of white base units with work surface over. A further area is suitable as a dining area with window to the rear elevation.

Stairs lead from the hallway to the first floor landing.

The principal bedroom has a window to the front elevation with views over Fowey to the countryside beyond. There is a built in storage cupboard/wardrobe. The second bedroom is located to the rear of the house with window overlooking the garden, again with built in storage cupboard. A third bedroom has a window to the front elevation with views over the town and beyond.

A shower room has WC, wash basin and shower cubicle.

From the kitchen a door opens to a rear hall with door leading to a storage room and further outhouse/storage room.

Outside
To the front of the property there is a garden, laid to lawn, and a pedestrian pathway leads to Tavern Barn. From the parking area to the side of the property a pathway leads to the rear garden which is enclosed by fencing and mature hedging and laid mainly to lawn. The oil tank is located to one side of the garden.

Freehold

Council Tax Band - B

EPC Rating - D

Agents Note
The property was formerly a Cornish unit which had remedial work to standard construction. Any prospective purchaser must make their own enquiries as to whether their lender will lend on the property.

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.