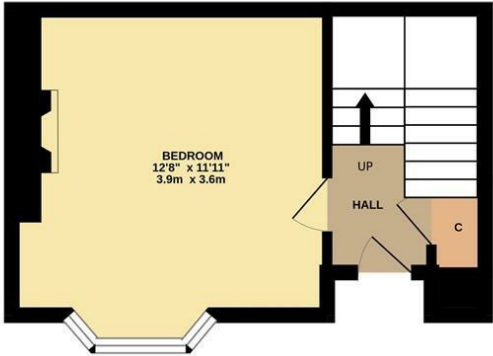




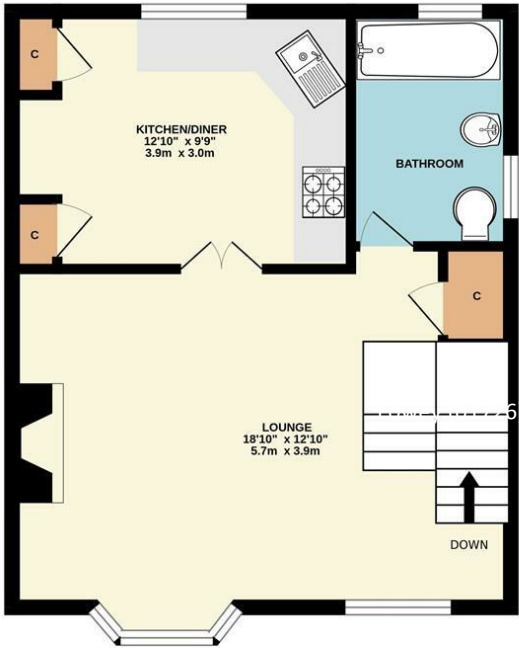
30A ESPLANADE,
FOWEY, PL23 1HY
GUIDE PRICE £395,000



GROUND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 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 FABULOUS, ONE BEDROOM APARTMENT PRESENTED IN IMMACULATE CONDITION ON ONE OF FOWEYS MOST SOUGHT AFTER ROADS. TERRACE AREA TO FRONT OF PROPERTY . CLOSE TO TOWN CENTRE. IDEAL LOCK UP AND LEAVE. 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.



30A Esplanade, Fowey, PL23 1HY

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

Renovated by the current owner with great attention to detail, this lovely property provides the ideal bolt hole home in Fowey. Presented to a high standard and decorated in lovely pastel shades, the property retains a number of original features, keeping the period feel of this Victorian property. Benefitting from lovely high ceilings, wooden floors and timber panelled doors, the accommodation has a lovely character and offers a great space to relax and enjoy everything that Fowey offers. The apartment is just a short walk from the centre of town and harbour.

The spacious accommodation is arranged over two floors with the benefit of a terraced area at the front of the property.

The front door opens to a hallway with stairs leading to the first floor. There is a useful area for storage to one side. A door opens to a double bedroom with large bay window and feature fireplace with timber mantle over.



Stairs lead to the first floor where there is a spacious sitting room with large bay window with bespoke shutters, and window seat providing a great place to sit and people watch. There is space for dining table and chairs and a lovely feature fireplace with timber mantle over. A useful cupboard offers storage space and houses the gas boiler. Wooden double doors open to the spacious and well appointed kitchen with window to the rear elevation. There is ample workspace, with an attractive timber finish, integrated appliances and characterful timber floor.

The bathroom is accessed from the sitting room and has panelled bath with shower over, WC and wash basin, Victorian style fittings and chrome heated towel rail, timber floor and tiled walls.

Outside

The property is accessed via steps from Esplanade and a path leads to the front, paved courtyard with timber fencing offering a good degree of privacy. The steps and pathway have shared access with the apartment above.

EPC Rating - D

Council Tax Band - C

Agents Note

The property is held on the remaining term of a 999 year lease which commenced in 1988.

Ground Rent is £100 pa.

Maintenance costs are split 50/50 with the apartment above.

A clause within the lease states "to use the property exclusively as a private dwelling".

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.