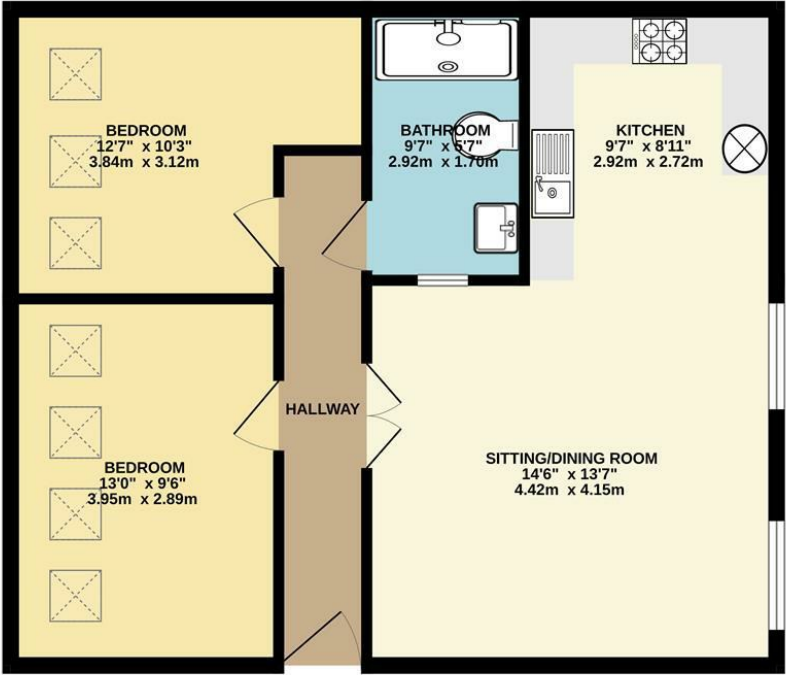




5 ROSE HILL,
FOWEY, PL23 1DP
ASKING PRICE £330,000



5, ROSE HILL, FOWEY

While 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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AN ATTRACTIVE TWO BEDROOM PROPERTY WITH A CHARACTERFUL EXTERIOR AND A WELL PRESENTED CONTEMPORY INTERIOR FINISH, WITH SECURE UNDERCOVER PARKING. SHORT WALK TO THE CENTRE OF TOWN. NO ONWARD CHAIN. SUCCESSFUL HOLIDAY LET.

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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.





Rosie, 5 Rose Hill, Fowey, Cornwall, PL23 1DP

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.

Fowey Blurp Para 2
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 lovely, contemporary style apartment with 2 bedrooms, attractive living area and covered parking for 1 vehicle.

The apartment can be accessed either from Rose Hill or from the secure undercover parking area accessed from Lostwithiel Street. At both doors there is an entry phone system and both doors lead in to a spacious hallway, door to storeroom housing utility meters, under stairs cupboard, an internal stairway which is shared with one other apartment, gives access to a first floor landing.

Accommodation
From the shared landing, a door opens to the entrance hallway which has an attractive wood effect flooring, entry phone, wall mounted coat hooks, and ceiling spot lights.



A lovely open plan living area with high ceilings incorporates a sitting room with two sash windows both with wide window seats overlooking Rose Hill.

The well appointed kitchen comprises a range of white wall & base units, built in fridge/freezer, stainless steel sink with drainer, integrated oven with 4 ring gas hob and extractor fan above, attractive wood effect flooring throughout.

From the hallway doors open to two bedrooms, with the principal bedroom having four Velux windows with black out blinds. There is some restricted headroom.

The second bedroom has three Velux windows with black out blinds. There is some restricted headroom.

The family bathroom has a contemporary feel with large walk in shower, tiled walls and floor. WC and wash hand basin with vanity unit under.

Council Tax Band - Business Rates

EPC Rating - C

Tenure
Leasehold - remaining term of a 125 year lease (101 years remaining).

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

Local Authority
Cornwall Council, Liskeard Cornwall

Viewing
Strictly by appointment with the Owners Agents: May, Whetter & Grose,
Tel: 01726 832299.