

33 LANGURTHO  
ROAD

FOWEY



THE PROPERTY SHOP




Fowey  
£220,000  
GUIDE PRICE

33 LANGURTHO ROAD

# FOR SALE

PROPERTY TYPE

 End of Terrace

BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Fowey

EPC RATING

 C

- Three well-presented Bedrooms
- The main bedroom includes an en-suite WC
- Newly installed open-plan Kitchen
- Open-plan lounge

- Family Bathroom located Downstairs
- New central heating system
- Private Garden
- Minutes From Fowey Harbour







## 33 LANGURTHO ROAD

Situated in an elevated position with lovely countryside views, this beautifully presented three-bedroom home offers stylish, modern living just moments from the picturesque harbour town of Fowey and the stunning South Cornwall coastline. Combining contemporary interiors with a peaceful setting, the property presents an excellent opportunity for families, first-time buyers, holiday home seekers or investors alike.

The accommodation has been thoughtfully updated throughout and is finished to an impressive standard. At the heart of the home is a bright and spacious open-plan kitchen and dining area, featuring a recently installed contemporary kitchen with sleek cabinetry, modern fittings and ample space for entertaining. The ground floor also includes a bright family bathroom. The adjoining living spaces feel light, airy and welcoming, enhanced further by tasteful décor, new flooring and large windows that maximise the natural light.

Upstairs, the property offers three well-proportioned bedrooms, each beautifully presented and ideal for growing families, visiting guests or those requiring a dedicated home office. A stylish W/C serves the master bedroom. The overall layout has been designed to provide both comfort and practicality for modern day living.

Externally, the property enjoys a private enclosed garden with patio seating area and far-reaching countryside views, creating the perfect space for outdoor dining, relaxing or entertaining during the warmer months. Conveniently located within easy reach of Fowey's charming waterfront, independent shops, cafés and local amenities, this is a superb coastal home in a highly sought-after location.



## Ground Floor

## First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Schools:** Tywardreath Primary School, Fowey River Academy, Doubletrees School, Biscovey Academy, Penrice Academy

**Transport Links:** Bus stop, a short walk. Par Railway Station. Fowey–Bodinnick car ferry connecting across the estuary to the A38

**Viewing:** Strictly by appointment.

**Directions:** Sat Nav PL23 1EH

**What3Words:** ///composts.drifting.remembers

**Local authority:** Cornwall Council

**Council Band:** B

**Tenure:** Freehold

**Services:**

Heating – Gas Central Heating

Water – Mains

Sewerage – Mains



VIEW PROPERTY ONLINE



## TO FIND OUT MORE

Fowey Office  
5 Trafalgar Square, Fowey,  
PL23 1AZ  
Tel: 01726 217 888

Lostwithiel Office  
9 Fore Street, Lostwithiel,  
PL22 0BL  
Tel: 01208 872728

Bodmin Office  
46-48 Fore Street, Bodmin  
PL31 2HL  
Tel: 01208 74182