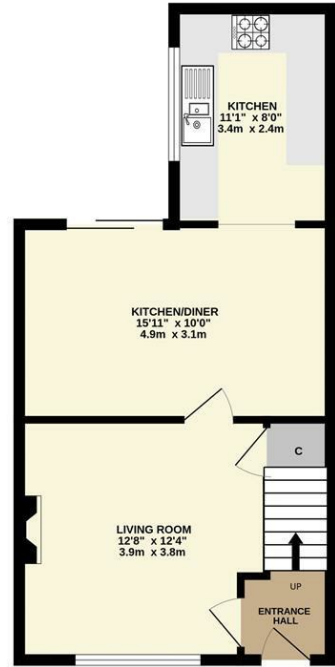


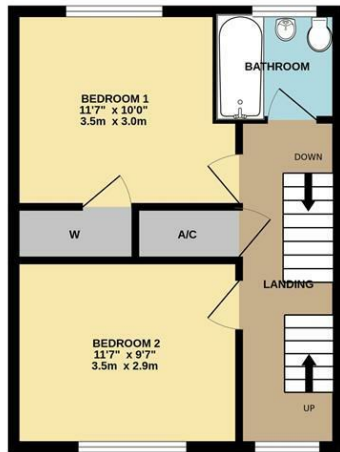


# 16 WINDMILL, FOWEY, PL23 1HD GUIDE PRICE £230,000

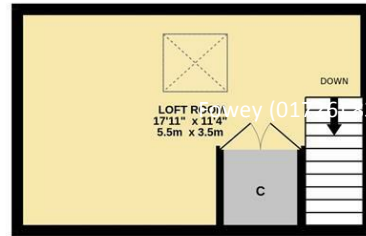
GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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 2-BEDROOM MID-TERRACE HOME IN THE POPULAR WINDMILL ESTATE. THE HOME BENEFITS FROM AN ATTIC ROOM, TWO RECEPTION ROOMS, A REAR COURTYARD GARDEN AND OFF-ROAD PARKING SPACE. EXCELLENT LOCATION, WITHIN A STROLL DOWN TO THE TOWN, HARBOUR, ALL AMENITIES AND VERY CLOSE TO SCHOOLS.**

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## 16 Windmill, Fowey, PL23 1HD

### LOCATION

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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.

Windmill is a popular residential estate at the top of Fowey. Close to both primary and secondary schools, a recreational playing field and only a stroll down to the town, harbour and all amenities. For buyers who need to commute to work, the location is excellent, as it allows for easy travel out of the area without having to go into the main town.

### THE PROPERTY

The main front door opens into an entrance hall with stairs rising to the first floor and a door opening to the sitting room. There is space to hang coats and store shoes.

The well presented sitting room has an attractive, ornate stone fireplace, which creates a lovely focal point to the room. This houses a gas fire. There is a storage cupboard under the stairs.

A door leads through into the dining area and kitchen. Patio doors let in plenty of light and give views out to the rear garden.



The kitchen is modern and well-equipped with ample wall and base storage units. There is space for a washing machine, tumble dryer, upright American fridge freezer and free-standing range cooker. Views look over the rear courtyard.

The first floor comprises two spacious double bedrooms, a rear aspect double bedroom with built in storage cupboard and a front aspect double bedroom. The stylish bathroom has a bath with a shower over, hand wash basin and a WC. On the landing there is an inbuilt cupboard which houses the gas boiler and a very useful airing cupboard.

The current owners converted the attic into a room with a built-in storage cupboard. There is a Velux window which lets in plenty of light.

### OUTSIDE

To the front of the property, there is a gravelled off-road parking space, which is very convenient. To the side is a shared pathway that gives access to the rear courtyard of this property and others. The paved courtyard is an ideal space to sit out and relax, and is very easy to maintain. Like many terraced properties, the neighbours have a right of way over the property's courtyard to gain access to their own rear garden.

### AGENTS NOTE

This home is restricted to use as a single private dwelling. No holiday letting.

### EPC RATING - C

### TENURE - FREEHOLD

### COUNCIL TAX BAND B

### Local Authority

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

### 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