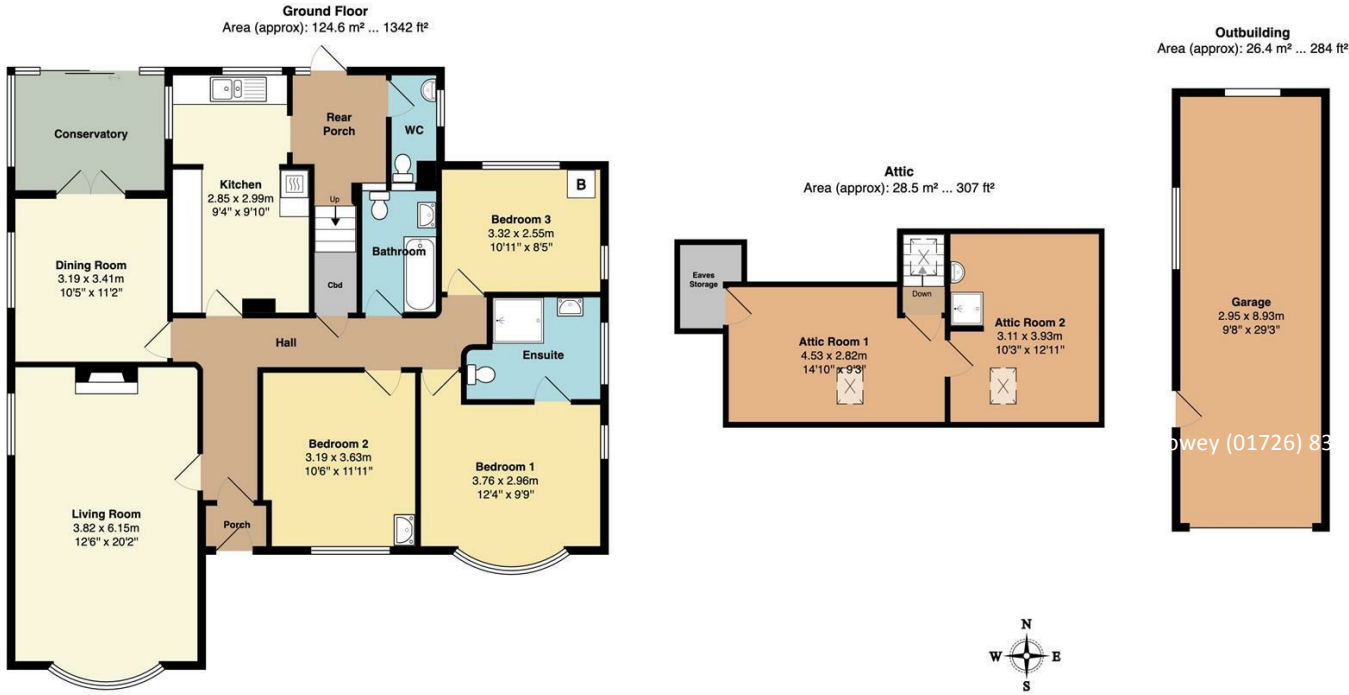




50 POLVILLION ROAD,  
FOWEY, PL23 1HG  
GUIDE PRICE £495,000



**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.



**A RARE OPPORTUNITY TO PURCHASE A 3-BEDROOM BUNGALOW IN A POPULAR, CONVENIENT RESIDENTIAL AREA OF FOWEY. IN NEED OF RENOVATION AND SET IN A LARGE PLOT, THIS PROPERTY OFFERS MANY POSSIBILITIES! GARAGE, OFF-ROAD PARKING, SELLING WITH VACANT POSSESSION AND CHAIN FREE.**



50 Polvillion Road, Fowey, PL23 1HG

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.

Polvillion Road is a popular location to reside in Fowey. A largely residential area close to both primary and secondary schools, a convenience store and easy access for commuting in and out of the town. A short walk down the beautiful St Catherines Parade brings you to Readymoney Cove.

THE PROPERTY

A rare opportunity to purchase a 3-bedroom detached dormer bungalow, set in generous level grounds and in need of modernisation. The property offers many possibilities and has great potential to either modernise the existing property or extend with the correct planning permissions in place.

The front door opens into an entrance hall with doors leading out to the sitting room, dining room, Kitchen, 3 bedrooms and a bathroom.

The sitting room has a large bay window and a side aspect window, filling the room with light and looking out to the front garden. A fireplace with a gas fire and slate surround is a focal point of the room.

The dining room has French patio doors opening into the conservatory and a side aspect window, making for a light and airy room.

The conservatory gives access and enjoys views over the generous rear garden.

The kitchen/breakfast room comprises wall and base units, an integral oven and space for a free standing oven with an extractor over. Views are enjoyed over the garden and into the conservatory. Off the kitchen is a utility area with space for a washing machine and tumble dryer, a door out to the rear garden, a separate WC and stairs rise to the attic rooms.



From the hallway, doors lead to a good-sized double bedroom looking over the front aspect of the property, and it has a sink with a wooden vanity unit. The principal bedroom has a large bay window looking over the front garden and benefits from an en suite shower room.

A third bedroom is a smaller double, looks over the rear garden and houses the gas boiler.

A family bathroom comprises a bath with an electric shower over, a WC and a handwash basin.

Stairs rise to the attic space, which consists of two rooms. Roof windows provide light and there is plenty of eave storage. The second room has a shower cubicle with an electric shower and a hand-wash basin.

OUTSIDE

The front garden is largely tarmacked and provides off-road parking for multiple vehicles. There is a small garden laid to lawn with mature shrubs, and a path around the side of the property provides access to the rear garden.

The rear garden is extensive, level, and mostly laid to lawn with mature shrubs and trees. A large patio area runs the length of the property, ideal for al fresco dining. In the garden is a greenhouse, in need of attention. The property has a large garage with space for two cars in tandem.

AGENTS NOTE

The property is not registered with the Land Registry.  
Please carry out your own research on building regulations for the first floor.

EPC - AWAITING

COUNCIL TAX BAND - D

TENURE - FREEHOLD

Local Authority  
Cornwall Council

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