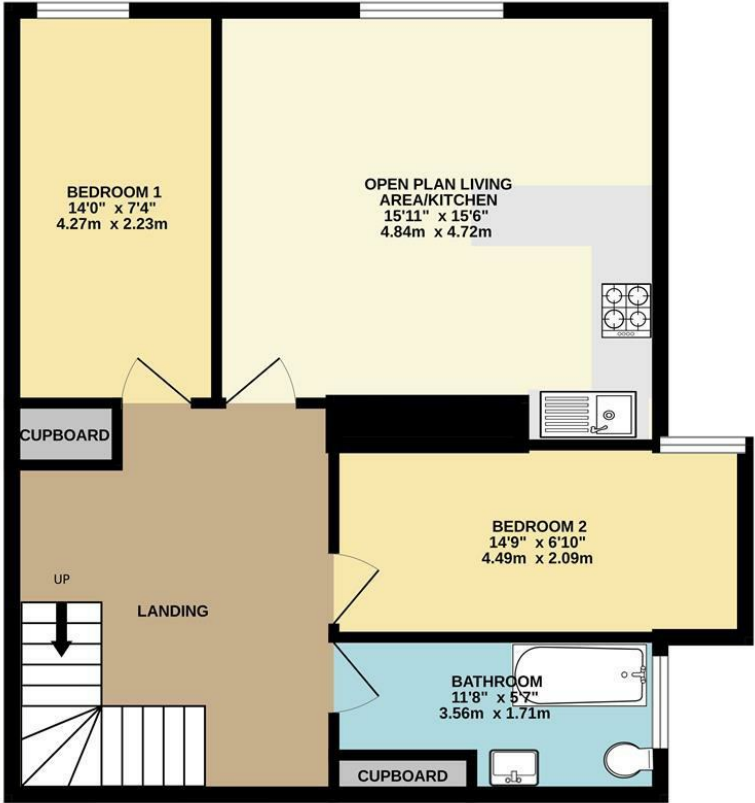


659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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 is given to their operability or efficiency can be given.  
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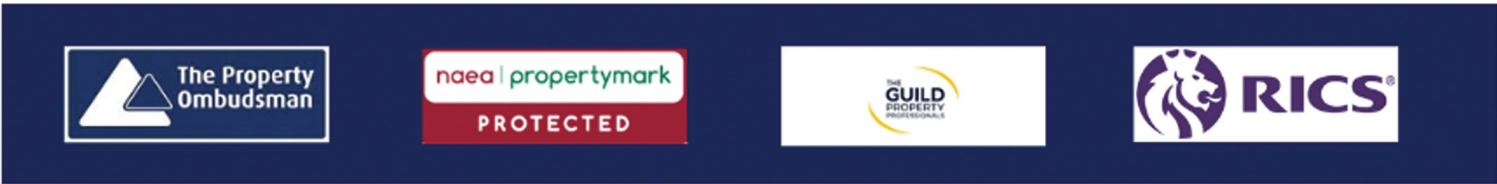
**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991  
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers 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.



**FLAT 4, SIBBALD HOUSE NORTH STREET,  
FOWEY, PL23 1DB  
OFFERS IN EXCESS OF £195,000**



**A TWO BEDROOM 2ND FLOOR APARTMENT LOCATED CLOSE TO THE CENTRE OF TOWN. LEASEHOLD ON THE REMAINS OF A 999 YEAR LEASE FROM 2005. THIS APPARTMENT WOULD MAKE AN IDEAL SECOND HOME/BOLT HOLE OR A LONG TERM LET. VACANT POSSESSION.**





Flat 4, Sibbald House North Street, Fowey, PL23 1DB

**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**

A two bedroom apartment situated close to the centre of town. A communal door from North Street provides access to a communal hallway. Granite steps lead up to the front door of Apartment 4.

Once inside the apartment stairs lead to the first floor opening to a spacious landing area with doors to all further rooms. The open plan living accommodation has a window to the front elevation with kitchen units to the rear wall and side wall and breakfast bar.

Bedroom one is located to the front of the property and a window to the front elevation, built in storage cupboard.

The bathroom has bath, WC and wash basin and will require modernisation.

A further bedroom is located to the rear of the property with windows to both side and front elevations.



**Council Tax - B**

**EPC - C**

**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](mailto:info@maywhetter.co.uk)

**Services**

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

**Leasehold**

Share of Freehold  
Remaining 999 year lease from 2005  
Service Charge - £500.00 per annum

**Agents Note**

This apartment has a restricted covenant which does not allow holiday letting.

**Viewing**

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Tel: 01726 832299 Email: [info@maywhetter.co.uk](mailto:info@maywhetter.co.uk)

**Services**

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

**Local Authority**

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