

3 FERRY SIDE VIEW

F O W E Y



THE PROPERTY SHOP





Fowey

£275,000

GUIDE PRICE

Ferryside View





FOR SALE

PROPERTY TYPE

 Apartment

BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Fowey

EPC RATING

 C

- Beautifully presented two-bedroom apartment
- Attractive river and Bodinnick views
- Successful holiday let
- Secure allocated parking for one vehicle

- Ideal main home, second home or holiday let
- Selling chain free
- Leasehold with share of freehold
- Shared garden





Ferryside View

No. 3 Ferryside View is a beautifully appointed two-bedroom apartment, constructed in 2011 and designed with a contemporary architectural style. Presented in very good order throughout, the property offers light, airy accommodation with attractive views towards the river and the village of Bodinnick, together with secure allocated parking for one vehicle. Currently operated as a successful holiday let, it represents an excellent opportunity as a ready-to-enjoy second home or investment.

The property is approached via double entrance doors into a welcoming sitting and dining room, which forms the heart of the apartment. With two windows providing plenty of natural light, there is ample space for both relaxing and dining, while the elevated position provides lovely views across the car park towards Bodinnick and the water. Wood-effect laminate flooring continues through the room, with doors leading through to the kitchen and bedrooms.

The fitted kitchen is well equipped and finished with a limestone floor, a full range of integrated appliances and inset spotlights. A Worcester gas-fired boiler provides central heating throughout the property. The family bathroom is particularly well appointed, featuring limestone flooring, tiled walls, a whirlpool bath, separate power shower enclosure, wash hand basin and WC, together with underfloor heating, ladder-style radiator and extractor.

There are two comfortable double bedrooms, both enjoying views towards Bodinnick. The principal bedroom benefits from spotlights and satellite television and telephone points, while the second bedroom can be arranged as either a double or twin and has its own glazed door opening directly onto the patio.

Outside, the apartment enjoys a private block-paved patio area, accessed directly from both the sitting room and second bedroom. External downlighting creates an attractive space for outdoor seating and evening entertaining, while the patio leads conveniently to the allocated parking space and provides level access to the road.

Situated in the sought-after waterside town of Fowey, Ferryside View is perfectly placed for enjoying the harbour, shops, cafés, restaurants and sailing scene. The surrounding coastline and countryside offer plenty to explore, with the Eden Project, golf courses and gardens all within easy reach. Nearby Par provides rail links to London Paddington, while Newquay Airport offers flights to an array of UK and European destinations.





Schools: Fowey Primary School, Fowey River Academy, Fowey Pre-School

Transport Links: Bus stop, 15-minute walk. Located a short walk from Fowey town centre. Par Railway Station 15-minute drive. Car Ferry across to Bodinnick less than a minute drive.

Viewing: Strictly by appointment.

Directions: Sat Nav PL23 1DF

What3Words: ///unzipped.rollover.spinners

Local authority: Cornwall Council

Council Band: C

Tenure - Leasehold : 999 year lease commenced 2010

Ground rent: £100 pa.

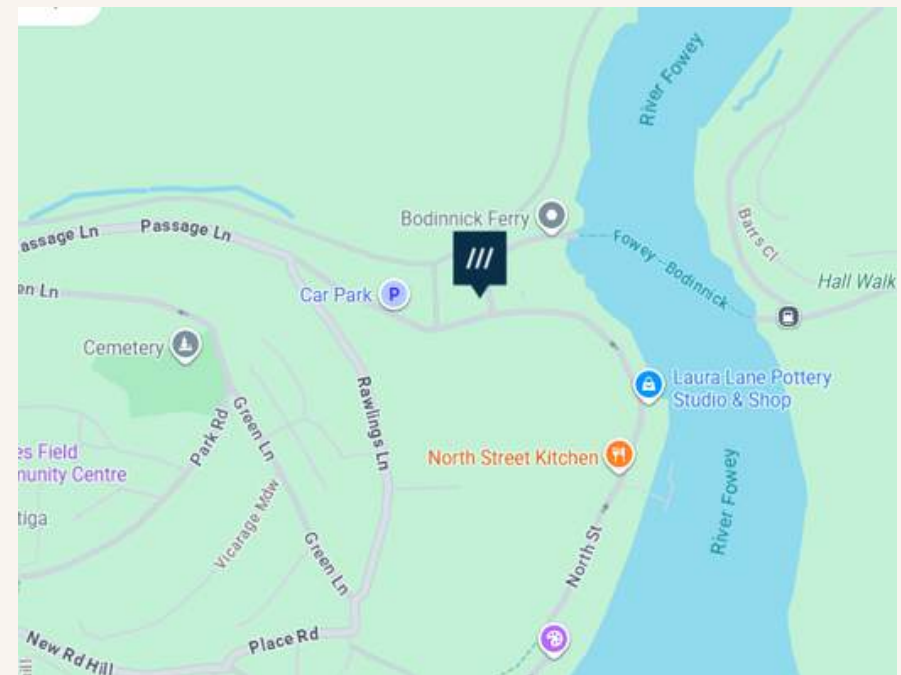
Service Charge: £800 pa

Services:

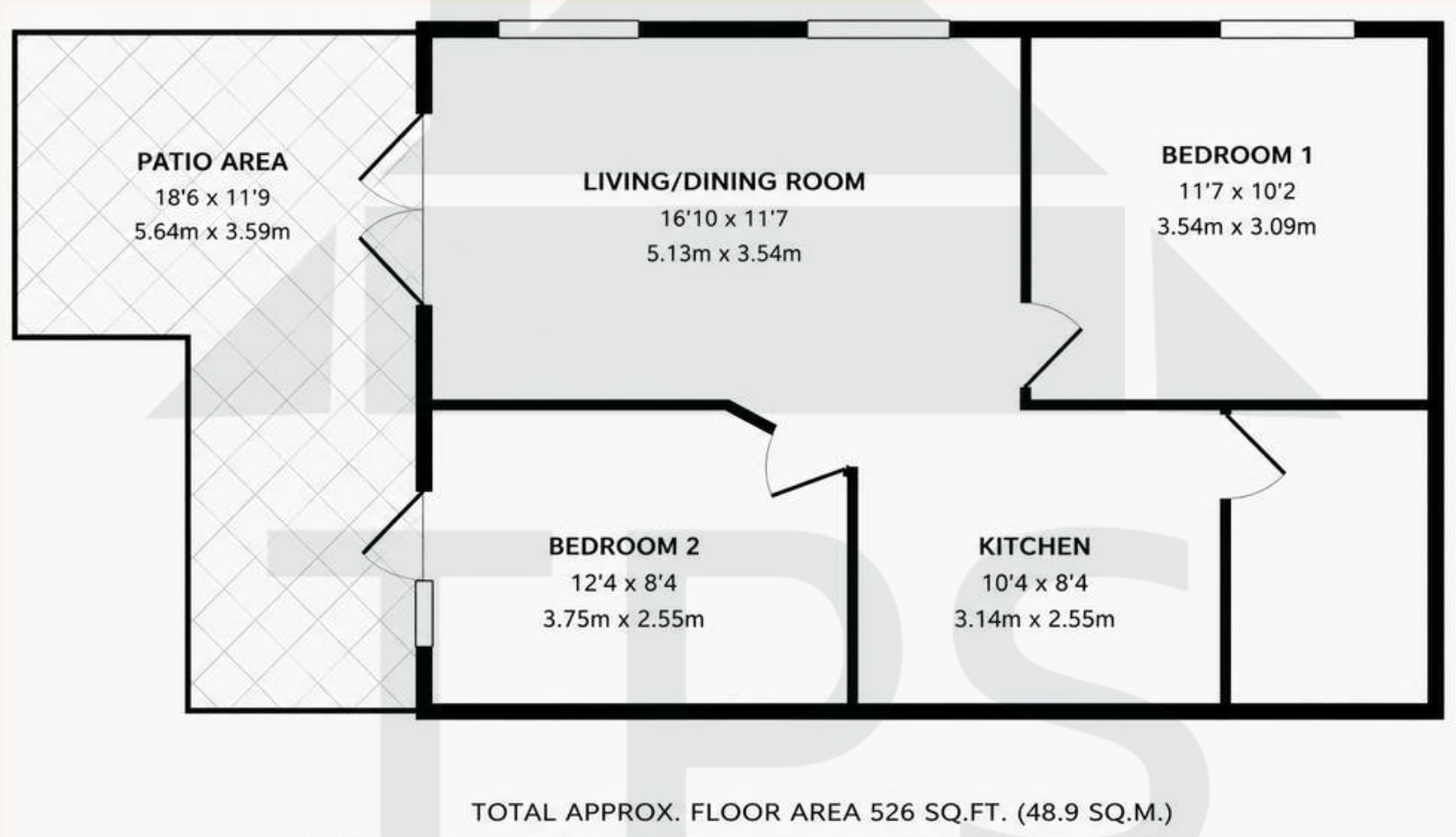
Heating – ?

Sewerage – ?

Water - ?



VIEW PROPERTY ONLINE



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.



TO FIND OUT MORE

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