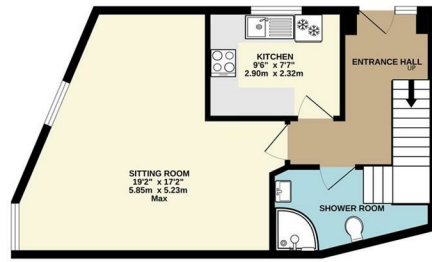




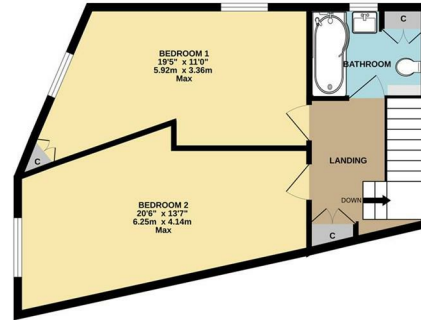
MAY WHETTER & GROSE

# 1 PLACE COURT, FOWEY, CORNWALL PL23 1BQ GUIDE PRICE £285,000

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA - 956 sq.ft. (88.8 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 TWO BEDROOM MAISONETTE WITH ACCOMMODATION ARRANGED OVER TWO FLOORS. IDEALLY SITUATED CLOSE TO THE TOWN CENTRE. THIS PROPERTY WOULD MAKE A SUPERB HOME FOR A COUPLE, LOCK UP AND LEAVE, OR INVESTMENT PROPERTY. BENEFITS FROM A PARKING SPACE IN A SHARED GARAGE.**

**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.



Fowey (01726) 832299



MAY WHETTER & GROSE

www.maywhetter.co.uk

info@maywhetter.co.uk



1 Place Court, Place Road, Fowey, Cornwall, PL23 1BQ

#### 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

The property is situated at the beginning of Place Road in Fowey and benefits from a parking space in a shared garage.



The accommodation comprises an entrance hall with doors leading to a kitchen, generous sitting room and downstairs shower room. Stairs rise to the first floor.

On the first floor there are two double bedrooms and a bathroom with bathtub, wash hand basin and wc. Access to loft area.

#### Tenure - Leasehold

959 years remaining on a 999 year lease. Start date 25th March 1985.  
Rent: £25 per annum.

#### Council Tax Band - D

#### EPC Rating - C

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