



MAY WHETTER & GROSE

3 PLACE COURT, 78 LOSTWITHIEL STREET,

FOWEY, PL23 1BQ

GUIDE PRICE £335,000



**A TWO BEDROOM MAISONETTE WITH ACCOMMODATION ARRANGED OVER THREE FLOORS. IDEALLY SITUATED CLOSE TO THE TOWN CENTRE WITH A PARKING SPACE IN A SHARED GARAGE. THIS PROPERTY WOULD MAKE AN IDEAL FAMILY HOME, LOCK UP AND LEAVE, OR INVESTMENT PROPERTY.**





## 3 Place Court, 78 Lostwithiel Street, 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 top of Lostwithiel Street in Fowey and benefits from a parking space in a shared garage.

The front door opens to an entrance hall with useful cupboard and stairs rising to the first floor.

The first floor comprises a large open plan sitting room and kitchen with base cupboards providing plenty of storage, oven with four ring hob, stainless steel sink. There are windows to the front and rear elevation.

There is also a separate wc and stairs rise to the second floor.

The second floor comprises two generous double bedrooms and a sizeable bathroom with bathtub, wash hand basin and wc.

### Tenure: Leasehold

959 years remaining on a 999 year lease. Start date 25th March 1985.

Rent: £25 per annum.

### EPC Rating - E

### Council Tax Band - B

### Local Authority

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

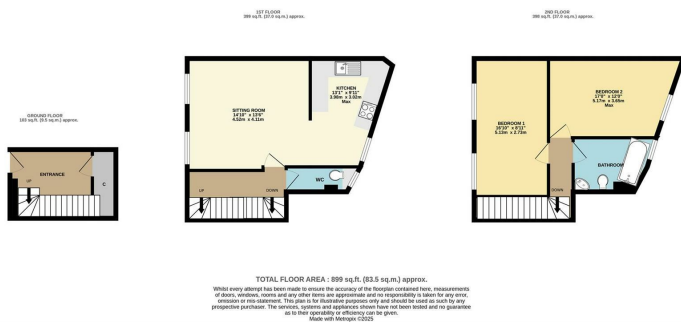
### Services

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



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