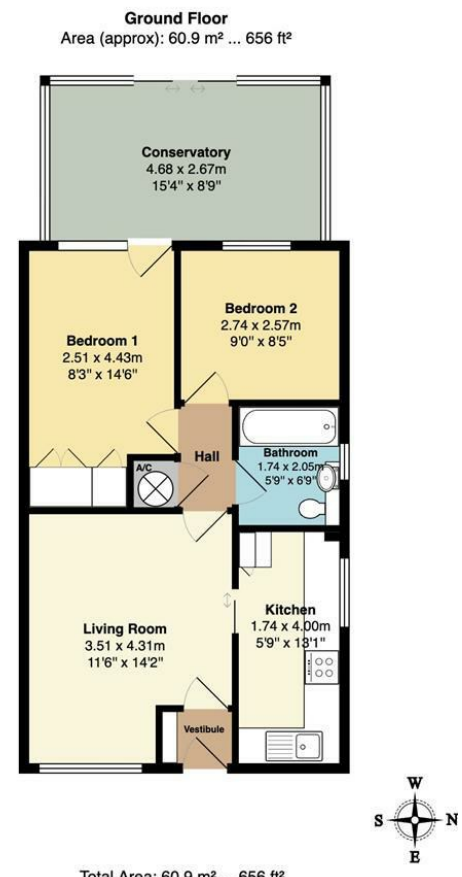




**11 BRIARFIELD,  
FOWEY, PL23 1DT  
GUIDE PRICE £245,000**



Total Area: 60.9 m<sup>2</sup> ... 656 ft<sup>2</sup>

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.



**A TWO BEDROOM END OF TERRACE BUNGALOW LOCATED ON THIS SOUGHT AFTER RETIREMENT DEVELOPMENT. SITUATED IN AN ENVIABLE POSITION OVERLOOKING THE COMMUNAL GARDENS AND COUNTRYSIDE. BENEFIT OF TWO PARKING SPACES AND NO ONWARD CHAIN.**

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## 11 Briarfield, Fowey, PL23 1DT

### 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

Situated at the end of the development, next to neighbouring fields and overlooking the communal gardens, this 2 bedroom bungalow is in a desirable position on the estate.

There is a patio garden to the front with shrubs and an enclosed, easily maintained garden to the rear, with separate access at the side of the property. There is also the added benefit of 2 parking spaces.

### The Property

The front door opens to the sitting room with window overlooking the communal gardens.

An archway leads through to the kitchen with a range of base and wall units, integral cooker and hob over. There is space for a washing machine and upright fridge freezer. A window to the front of the property overlooks the front garden and communal garden and a window to the side looks out over the neighbouring fields.



A hallway has a useful storage cupboard and a door opens to the bathroom with fully tiled walls, panelled bath with shower over, WC and wash basin with cupboards underneath. There is a window with privacy glass to one side.

The bedroom is of double size and has a window to the rear elevation which looks out to the conservatory.

The second bedroom, which was used by the previous owner as a dining room, has a window and door which opens to the conservatory.

The conservatory runs the length of the property and offers an additional living space with double doors opening to the rear garden.

### Outside

There is a garden to the front of the property with a paved patio and borders housing plants and shrubs. A timber gate at the side of the bungalow leads to a pathway around the side of the property to the rear garden which had a good degree of privacy and is laid out on two levels. There is a timber shed and a gate opens to a pathway leading to the parking area, where there are two spaces belonging to number 11. There are some pretty views over the fence to the surrounding countryside.

### Council Tax Band - C

### EPC Rating - E

### Freehold

### Agents Note

Properties at Briarfield development can only be occupied by those who are aged 55 years or above and able to live independently. There is a service charge which includes communal site maintenance, front garden lawn and hedge maintenance, front of property painting etc and buildings insurance. 2024-2025 service charge £110.00 pcm

Offered to the market chain free.