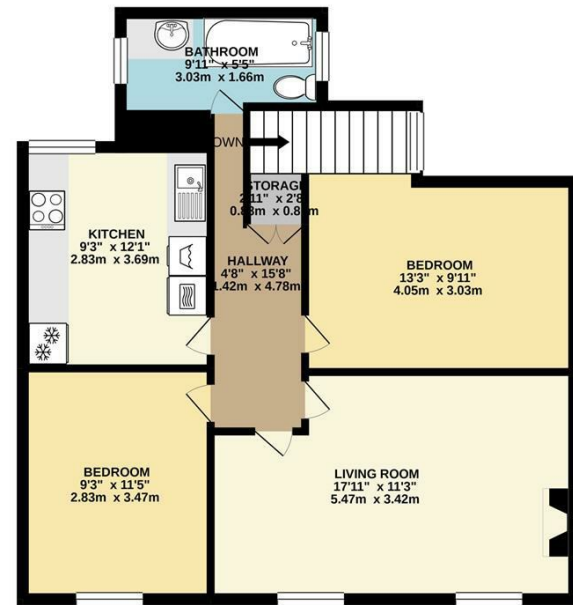
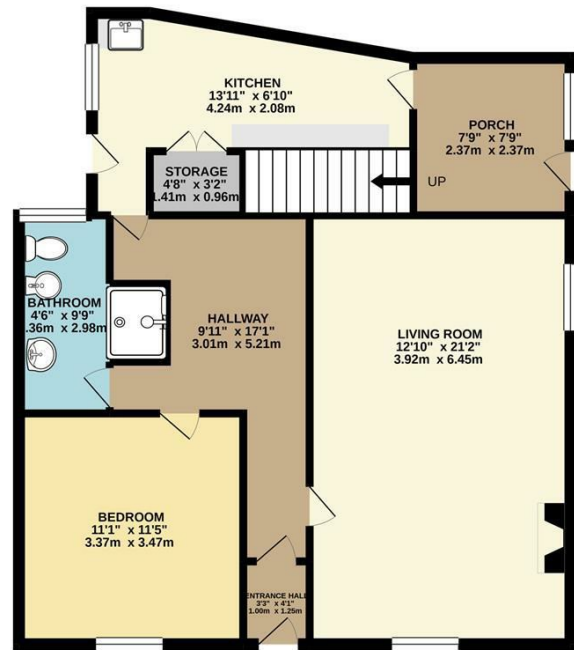


GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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**76 ESPLANADE,
FOWEY, PL23 1JA
GUIDE PRICE £450,000**



A GRADE II LISTED PROPERTY CURRENTLY CONFIGURED AS 2 PROPERTIES IN NEED OF COMPLETE RENOVATION. WITH LOVELY VIEWS TO THE WATER AND FABULOUS POTENTIAL, THIS IS A RARE OPPORTUNITY TO PURCHASE A PROPERTY WITH THIS SCOPE ON THE ESPLANADE. ** TO BE SOLD AT AUCTION ON 24TH MARCH 2021**

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.



76 Esplanade, Fowey, Cornwall, PL23 1JA

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 on the Esplanade, one of Fowey's most sought after water fronting roads.

In need of complete renovation, the property is arranged as two well proportioned flats, each with independent access. Subject to the necessary consents the property could be used as one spacious property.

Offering lovely views to the water, especially from the first floor flat, the property is in a prime location and just a short walk to the town centre. Readymoney Beach, St Catherine's Castle and the coastal walks are just a few minutes walk away.

www.maywhetter.co.uk



The ground floor apartment is accessed directly from Esplanade via the wooden front door. To the side of the property there is a courtyard area and a door provides separate access to the 1st floor apartment.

The property benefits from a right of access over a neighbouring property, with steps leading down to an area of ground, which currently houses a greenhouse (in need of repair) and small area behind the greenhouse. This area would make a fabulous terrace which would enjoy uninterrupted water and sea views.

Please see floorplan for room description and sizes.

Agents Notes

The Guide Price is £350,000 plus fees . The property will be sold at online auction in conjunction with Clive Emson Property Auctioneers - www.cliveemson.co.uk

EPC Rating E and E

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 VIEWINGS WILL BE CONDUCTED STRICTLY USING ALLOCATED TIMINGS ONLY.

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.

(01726) 832299