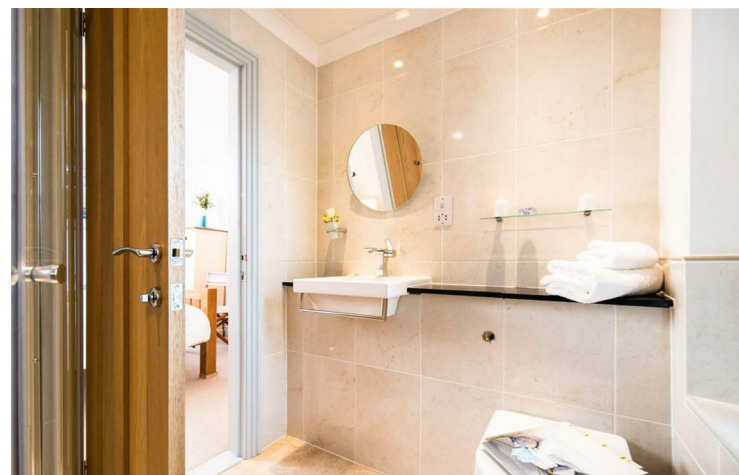
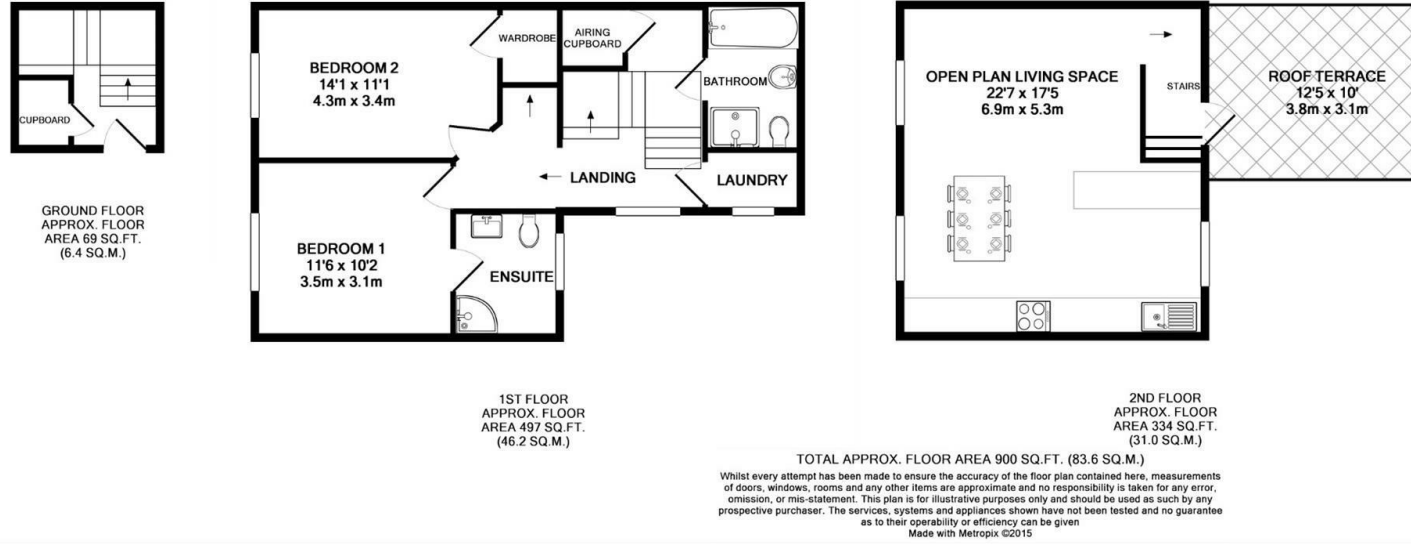


# MAY WHETTER & GROSE

**PONT VIEW FORE STREET,  
FOWEY, PL23 1AQ  
GUIDE PRICE £435,000**



**LOCATED IN THE HEART OF FOWEY, A TWO BEDROOM, TWO STOREY CHIC APARTMENT OFFERING LOVELY RIVER VIEWS ACROSS TO PONT CREEK. REAR TERRACE WITH WATER VIEWS. CURRENTLY USED AS A SUCCESSFUL HOLIDAY LET.**

**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.



Pont View Fore Street, Fowey, Cornwall, PL23 1AQ

**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.

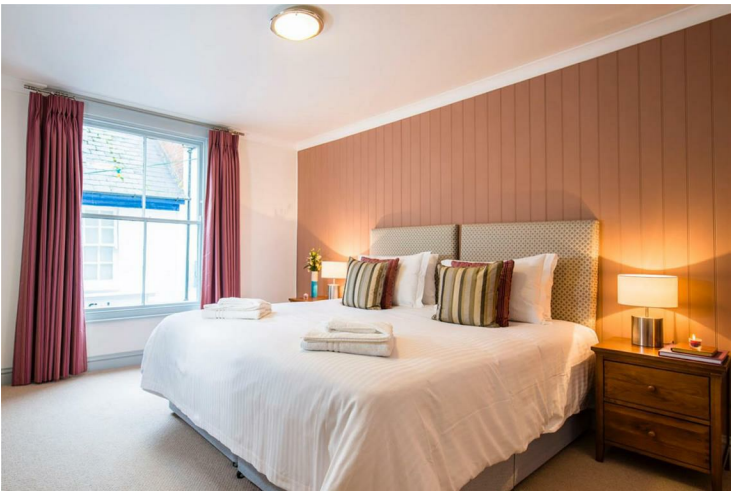
There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

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 apartment lies over two floors, each cleverly arranged to maximise the space, light and views. On the lower level, two elegantly presented boutique bedrooms each offer a serene sanctuary with dusky pink walls and French country inspired furniture.

The main bedroom has a stylish en-suite, with corner shower, whilst the second bedroom is serviced by the beautifully appointed family bathroom, with bath and separate walk in shower cubicle.



After a day on the water these contemporary bathrooms are a welcome space complete with underfloor heating and stylish fittings. There are two useful storage cupboards on this floor, one housing the water tank and the other the washing machine and tumble dryer.

The top floor has a real wow factor, with the open plan living, dining and kitchen space evoking a penthouse feel, enjoying ever-changing river views from two windows. The living space has a light and relaxing ambiance with enough comfortable seating for all and plenty of room for dining. The white gloss kitchen with gorgeous grey marble worktops, and white metro tiled splash backs, is equipped with Cooke and Lewis Electric Oven, Hob and Extractor Canopy, built in microwave combi oven, dishwasher and integral Cooke and Lewis Fridge and Freezer.

Outside is a spacious deck with the most wonderful views over the water, perfect for al-fresco dining and watching the maritime world go by.

Pont view has a proven track record of successful lettings. The contents of the property are available by separate negotiation.

**EPC Rating - Awaiting**

**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

**Services**

None of the services, systems or appliances at the property have been tested by the Agents.

**Local Authority**

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