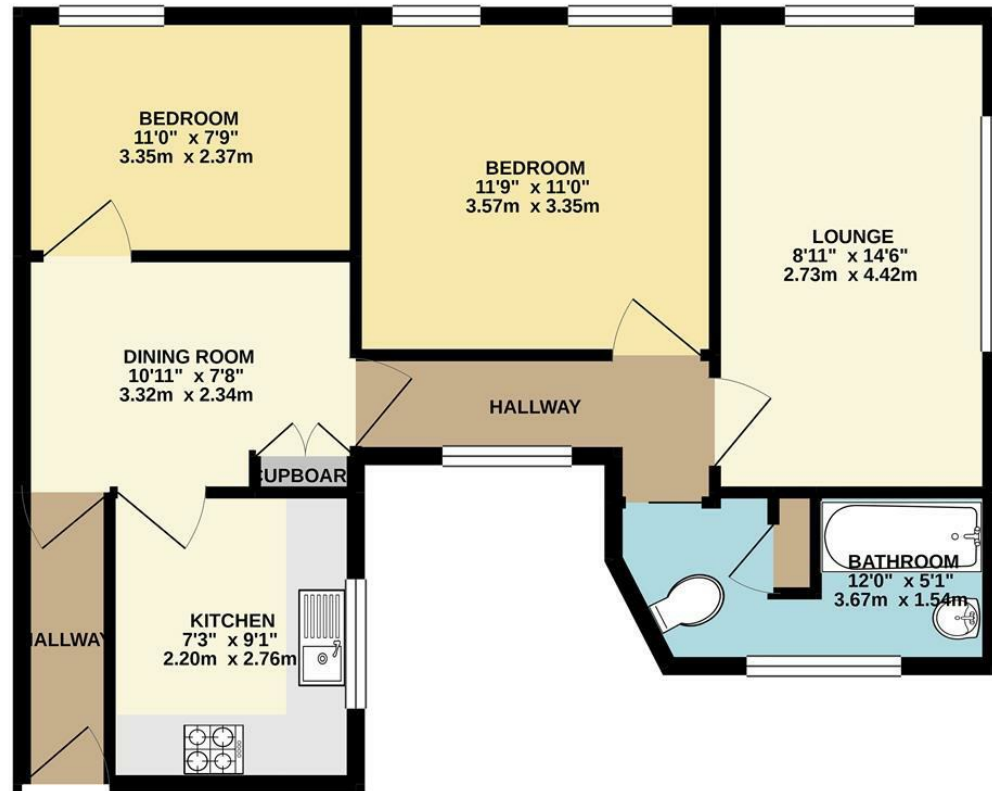


GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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MAY WHETTER & GROSE

17 LOSTWITHIEL STREET,
FOWEY, PL23 1BE
GUIDE PRICE £235,000



A WELL PRESENTED TWO BEDROOM FLAT/APARTMENT, CLOSE TO THE TOWN CENTRE. IDEAL AS A HOME FOR A LOCAL COUPLE, OR LOCK UP AND LEAVE. APART FROM ACCESS TO THE EXTERNAL AREA TO SIT AND RELAX, THERE IS ALSO THE POSSIBILITY TO STORE, SAY, A CANOE ETC BENEATH THE CANTILEVERED, GALVANISED STAIRS.

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.



17 Lostwithiel Street, Fowey, Cornwall, PL23 1BE

An opportunity to purchase a small 2 bedroomed home, situated a short distance from the Town Quay and amenities which are highlighted in Fowey's Official Visitor Guide, the short video is also worth watching.

Well presented, the property is ideal as a home for people working in Cornwall, or as a 'lock-up and leave' flat. Apart from the 'blue infrastructure' of the estuary, there is also the 'green infrastructure' of the very local countryside paths.

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 located on the first floor of the building and is one of three apartments in the block.

The flat is held on a 999 year lease. The owner of the Flat - like the owners of the other two flats in the complex - is a Director of the management company that holds the freehold reversionary interest.

Accessed via galvanised steps leading to the front door, the hallway opens to a dining area with door leading to the kitchen. A further door opens to bedroom 2, currently configured as a twin bedroom.

A hallway leads through with doors opening to bedroom 1 and the sitting room, which is dual aspect and offers a glimpse of the harbour.

There is also a bathroom with WC, wash hand basin and shower.



Accommodation
 (with approximate measurements shown on the floor plan)

- Entrance Porch
- Hallway
- Kitchen
- Sitting Room
- 2 Double Bedrooms
- Bathroom
- Shared use of Outside Space
- Storage area located under galvanised steps
- Town Centre Location

Outside
 There is access to the external, enclosed area on the ground floor along with the other 2 Directors of the Management Company who (respectively) own the top floor flat and the bottom floor flat.

EPC RATING E
 The Energy Performance Certificate is available upon request. Following receipt of planning permission consent, the new door and windows in the Flat were installed in 2018. They have the benefit of a 10 year guarantee, which is available upon request. The vendor has asked May Whetter and Grose to note that Green Homes Grant might be available to people in England who wish to make energy improvements to their home. Information is also available via HIES Consumer Code.

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. However, the Vendor confirms that water and electricity are available. Deliberately, and wisely, no investment was made in connecting a gas supply to the property because of the government's ongoing decarbonisation strategy during this declared Climate Emergency.

Local Authority
 Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL23 5DR