

1 DU MAURIER DRIVE, FOWEY, PL23 1DQ



A modern and well appointed three bedroom link-detached house offered with no ongoing chain, situated within a popular development on the outskirts of the town boasting superb countryside views.

Accommodation Comprises:- Entrance hall, cloakroom, lounge, kitchen/diner, landing, three bedrooms (One with en-suite shower room), family bathroom, gas fired central heating, uPVC double glazing, garage, parking, large decked terrace and an enclosed rear garden.

£375,000

SITUATION

The south coast harbour town of Fowey is regarded as one of Cornwall's most picturesque waterside locations, surrounded by miles of delightful National Trust countryside and scenic coastal walks. Set on the banks of the estuary, life in Fowey revolves around the water and is particularly well known as a popular sailing centre. The town boasts a pre-school, primary and secondary school, all of which are located within a relatively short distance of the property. Fowey also offers a varied range of shops and businesses catering for most everyday needs, in addition to superb award-winning restaurants, small boutique hotels and public houses.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Covered Entrance

Composite front entrance door opening into:-

Entrance Hall

Radiator. Telephone point. Stairs to first floor. Doors to lounge and kitchen/diner. Door into:-

Lounge

16' 1" x 10' 11" (4.91m x 3.33m) widening to 14' 2" (4.31m) (into recess) A dual aspect room with uPVC double glazed window to front elevation and uPVC double glazed french doors opening to the rear decked terrace. Two radiators. TV aerial and telephone points. Feature fireplace with electric coal effect fire. Electric consumer unit.

Kitchen/Diner

16' 1" x 9' 5" (4.90m x 2.88m) widening to 12' 11" (3.93m) A dual aspect room with uPVC double glazed window to front elevation and uPVC double glazed french doors to opening to the rear decked terrace. The kitchen is fitted with a modern range of shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in single electric oven with inset four ring gas hob above and extractor hood over. Under-unit lighting. Wall cabinet enclosing a Viessmann gas fired condensing boiler (Installed in March 2023). Space and plumbing for washing machine. Space for a free-standing fridge/freezer. Radiator. Part tiled walls.

FIRST FLOOR



Landing

uPVC double glazed window to rear elevation with superb countryside views. Radiator. Access to loft space. Built-in airing cupboard enclosing a 'Megaflo' hot water storage cylinder. Doors to all bedrooms and family bathroom.

Bedroom One

11' 4" x 10' 11" (3.45m x 3.33m) (Plus door recess) uPVC double glazed window to front elevation. TV aerial and telephone points. Radiator. Door into:-

En-Suite Shower Room

7' 7" x 4' 6" (2.31m x 1.38m) White suite comprising:- Low level W.C and pedestal wash hand basin. Double shower cubicle with mains fed shower and tiled surround. Radiator. Part tiled walls. Shaver socket. Obscure uPVC double glazed window to rear elevation.

Bedroom Two

9' 4" x 8' 3" (2.85m x 2.51m) uPVC double glazed window to front elevation. Radiator. TV aerial and telephone points.

Bedroom Three

9' 4" x 7' 7" (2.85m x 2.30m) uPVC double glazed window to rear elevation with superb countryside views. Radiator.

Family Bathroom

6' 8" x 5' 7" (2.04m x 1.70m) White suite comprising:- Panelled bath with mixer shower, low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Shaver socket. Obscure uPVC double glazed window to front elevation.



OUTSIDE

The property has a lawned frontage with various plants and a tarmac driveway to the side with parking for one car, an electric vehicle charging point and an outside tap. To the rear is large decked terrace spanning the full width of the house with metal handrails and balustrade. Steps lead down to an enclosed lawned garden with fenced boundaries and storage underneath the terrace.

Garage

17' 0" x 8' 7" (5.19m x 2.62m) Up and over door to front. Pitched roof. Light and power connected. Personal door to rear garden.

ENERGY RATING

Band B (82).

COUNCIL TAX

Cornwall Council. Tax Band 'D'.

DIRECTIONS

From the four turnings roundabout head towards Fowey and take the first left-hand turning into the Du Maurier Drive. No.1 is shortly after and straight ahead on the bend.



LOUNGE



EN-SUITE SHOWER ROOM



KITCHEN



BEDROOM TWO



DINING AREA



BEDROOM THREE



BEDROOM ONE

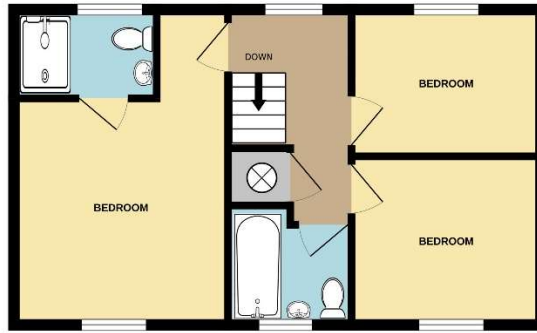


FAMILY BATHROOM

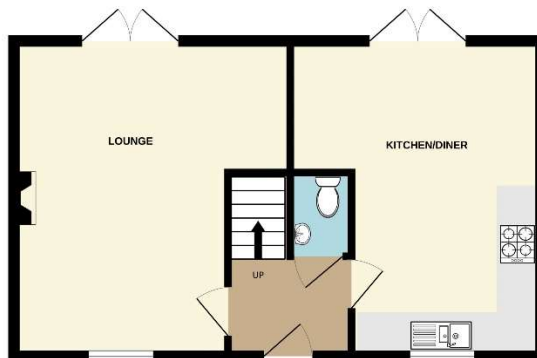


DECKED TERRACE AND REAR GARDEN

1ST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Members of the NAEA



St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com



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