

Scorer Property Services Ltd

Company No 4771940

Property Management Consultants

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Website www.dartmouthonline.co.uk

17 St. Fimbarrus Road, Fowey, Cornwall

This self-contained ground floor apartment enjoys lovely open views over the river to Polrvan and out to sea.

The town centre and ready money cove are both within walking distance.

The Accommodation Comprises:-

Entrance Porch quarry tiled floor, shelving and coat hooks.

Entrance Hallway with two electric radiators, telephone point.

Lounge 14'4" x 18'0" into bay window, two electric radiators, T.V. point, fireplace (blocked).

Bedroom 12'0" x 15'6" approx., T.V. point, electric radiator.

Kitchen 10'6" x 12'0" single drainer stainless steel sink and fitted base cupboards with rolled edged work surfaces, eye level cupboards, built-in electric hob and oven, radiator, heated towel rail.

Rear Lobby with meter cupboard and rear entrance door.

Separate W.C. with low level suite, washbasin, airing cupboard with fornic tank and electric immersion water heater.

Shower Room shower cubicle with electric shower, washbasin, low level w.c., heated towel rail, shelving.

Outside

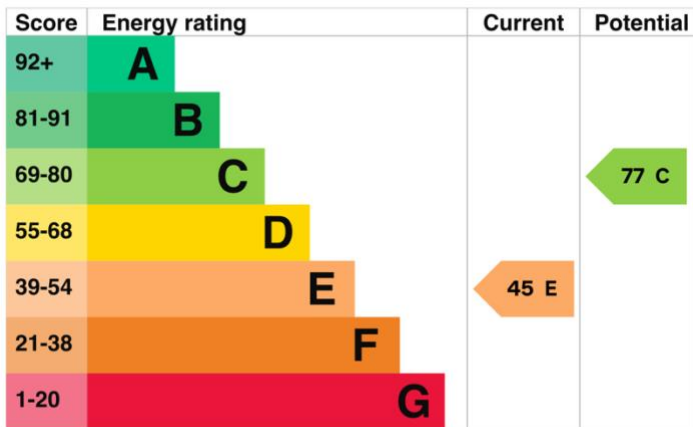
To the front of the apartment there is a Paved Patio and garden borders.

To the rear there is a small shed, rear yard and gate with pedestrian access to St. Fimbarrus Road.

Services Mains water (meter), drainage and electric.

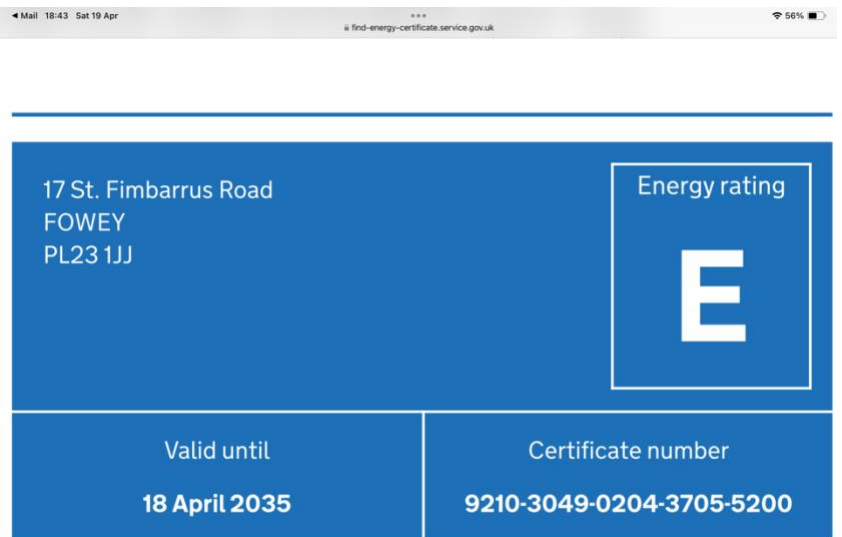
Council Tax Band C EPC Energy Rating E

PRICE: £750,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

G



17 St. Fimbarrus Road
FOWEY
PL23 1JJ

Energy rating
E

Valid until
18 April 2035

Certificate number
9210-3049-0204-3705-5200
