



Hollow Crescent  
Duport  
St. Austell  
PL26 6BL

Asking Price £500,000

- Ideal Family Home
- Move In Ready Condition
- Four Double Bedrooms
- Low Maintenance Rear Garden
- Off Road Parking And Garage
- Private Beach Access
- Council Tax Band F





Tenure - Freehold

Council Tax Band - F

Floor Area - 1560.00 sq ft



4



2



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C79

### Property Description

Millerson Estate Agents are thrilled to market this stunning home in the exclusive and popular residential area of Duporth. Well cared for by its current owners, this property is in 'move in ready' condition and is an ideal family home. The accommodation briefly comprises of a spacious, bright and airy entrance hallway with doors leading off to the lounge, dining room, integrated kitchen, study and downstairs WC. Going up to the first floor there are four double bedrooms, two of which benefitting from built in wardrobes and the additional advantage of an en-suite shower room to the primary bedroom. Externally, there is driveway parking for two vehicles in addition to the garage, whilst the rear garden is low maintenance, perfect for enjoying the Cornish sunshine. The property is heated via gas central heating and falls under Council Tax Band F. The residents of the development enjoy private access, via a coded and lockable gate, to Duporth's sandy beach which is a short woodland walk away. Close by is the neighbouring historic harbour village of Charlestown with its numerous pubs, restaurants and infamous tall ships. Access to Cornwall's coastal paths are close by with easy access to the sailing beach of Porthpean and surrounding coves - perfect for its calm waters and the paddleboarders amongst us. Viewings are highly recommended to appreciate all that this property has to offer.

### Location

Duporth is conveniently positioned for access to the neighbouring village of Charlestown stocked with eateries galore. The historic market town of St Austell is about a mile away and offers a more comprehensive range of shops and the main line rail link from Cornwall to London Paddington - ideal for commuters to escape the city for a relaxing break. Further afield and approximately 13 miles away is the capital of Cornwall, Truro City, which is ideal for a shopping trip and extensive schooling facilities. This home is ideally placed for those who enjoy outdoor activities with Porthpean Golf Club and St Austell Rugby club just around the corner and with Cornwall Spa only a short drive this home is in the ideal location for all the family.

### The Accommodation Comprises

All measurements are approximate.

### Entrance Hall

Skimmed ceiling. Smoke sensor. Storage cupboard housing consumer unit. Thermostat. Radiator. Ample plug sockets. Broadband point.

Skirting. Karndean oak effect flooring. Stairs leading up to the first floor. Doors leading into:

### Kitchen

18'0" x 9'4" (5.51m x 2.85m)

Double glazed window to the rear aspect. Skimmed ceiling. A range of wall and base fitted units with roll top work surfaces and under counter lighting. Cupboard housing boiler. Integrated fridge freezer, double oven, four ring gas hob with extractor over, microwave, dishwasher and washing machine. Sink with drainer. Radiator. Ample plug sockets. TV point. Skirting. Karndean oak effect flooring. Double glazed French doors leading out to the rear garden.

### Dining Room

10'11" x 9'1" (3.33m x 2.77m)

Double glazed window to the front aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Karndean oak effect flooring.

### Lounge

17'6" x 12'2" (5.35m x 3.73m)

Double glazed window to the side aspect. Skimmed ceiling. Two radiators. Ample plug sockets. TV and broadband point. Skirting. Karndean oak effect flooring. Double glazed French doors leading out to the rear garden.

### Study

12'0" x 7'7" (3.67m x 2.33m)

Double glazed window to the side aspect. Skimmed ceiling. Ample plug sockets. TV and broadband point. Skirting. Karndean oak effect flooring.

### Cloakroom

7'6" x 3'4" (2.29m x 1.03m)

Frosted double glazed window to the rear aspect. Skinner ceiling. WC with push flush. Wash basin with mixer tap. Radiator. Skirting. Karndean oak effect flooring.

### First Floor

Double glazed window to the front aspect. Skimmed ceiling. Smoke sensor. Loft access. Two storage cupboards, one of which houses the hot water tank. Radiator. Plug sockets. Skirting. Carpeted flooring. Doors leading to:





### Bedroom One

17'7" x 10'5" (5.36m x 3.18)

Double glazed window to the rear and side aspect. Skimmed ceiling. Triple built in wardrobes. Two radiators. Ample plug sockets. Skirting. Carpeted flooring. Door leading into the

### En-suite Shower Room

7'6" x 5'6" (2.31m x 1.68m)

Frosted double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Double shower. Wash basin with mixer tap. WC with push flush. Tiling around water sensitive areas. Shaver point. Radiator. Skirting. Vinyl flooring.

### Bedroom Two

15'8" x 8'5" (4.80m x 2.59m)

Double glazed window to the front aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Three

13'5" x 7'9" (4.11m x 2.37m)

Double glazed window to the side aspect. Skimmed ceiling. Radiator. Ample plug sockets. Skirting. Carpeted flooring.

### Bedroom Four

9'1" x 8'9" (2.79m x 2.68m )

Double glazed window to the rear aspect. Skimmed ceiling. Built in wardrobe. Radiator. Ample plug sockets. TV point. Skirting. Carpeted flooring.



### Family Bathroom

7'4" x 5'5" (2.25m x 1.66m)

Frosted double glazed window to the rear aspect. Skimmed ceiling. Extractor fan. Bath with MIRA shower over. Wash basin with mixer tap. WC with push flush. Tiling around water sensitive areas. Shaver point. Radiator. Skirting. Vinyl flooring.

### Garage

19'5" x 10'2" (5.92m x 3.10m)

Metal up and over door. Lighting. Plug sockets.





Hollow Crescent, Duporth, St. Austell, PL26 6BL



### Outside

To the front- Hardstanding path leading to the front door.

To the rear- Enclosed low maintenance garden. Patio area ideal for garden furniture / hot tub. Artificial grass. A range of shrubs bordering the garden. Outside tap. Rear access into the garage.

### Parking

Driveway parking for two vehicles in addition to the garage

### Tenure

Freehold with a service charge of approximately £264 payable on an annual basis to Modbury Estates.

### Services

Mains gas, electricity, water and drainage. Council Tax Band F.





## Directions To Property

From St. Austell take Porthpean Road southwards towards Duporth. Continue straight over at the roundabout and after about a further 200 yards bear to the left towards Carlyon Bay and Charlestown. After about 100 yards, turn right into Bay View Road, follow the road around to the left and after a short distance turn left into Pagoda Drive. Drive down the hill and follow the road until reaching Hollow Crescent. Continue down the hill into Hollow Crescent and turn left into a secluded cul-de-sac. The property will immediately be located on your right hand side.

## Contact Us

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## Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

