

Woodland View

Duport

St. Austell

PL26 6DR

Chain Free £260,000

- NO ONWARD CHAIN
- STUNNING TWO BEDROOM APARTMENT
- TOP FLOOR FLAT
- BALCONY WITH WOODLAND VIEWS
- ALLOCATED PARKING
- TWO ENSUITE BEDROOMS
- SPACIOUS LIVING ROOM
- SHORT WALK TO LOCAL BEACH
- WALKING DISTANCE TO CHARLESTOWN
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Leasehold

Council Tax Band - C

Floor Area - 850.00 sq ft



### PROPERTY

A stunning modern two double bedroom, top floor apartment with open views over woodland being sold with NO ONWARD CHAIN.. The property is offered in excellent order with accommodation briefly comprising entrance hall, bright and light living room/diner with balcony with sea and woodland views, well-equipped kitchen with integrated cooker, dishwasher and fridge freezer, two double bedrooms, both with ensuite bathrooms. Set in a popular and much sought-after block of apartments with allocated parking. BEING SOLD WITH NO ONWARD CHAIN.

### LOCATION

Duporth is a very desirable location and well-positioned for access to the neighbouring village of Charlestown which is 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 mainline 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 Cornwall Spa only a short drive away, putting this home in the ideal location for all the family.

### HALLWAY

Radiator, inset spotlights, entrance door, curtesy entrance phone, airing cupboard housing hot water immersion tank and and Heatrea electric central heating boiler.

### LIVING ROOM

20'8" x 13'4" (6.32m x 4.08m)

A lovely bright room with two full length uPVC double glazed windows and door to rear and access to the balcony with sea and woodland views, TV ariel point.

### BALCONY

12'3" x 3'11" (3.75m x 1.20m)

Glass-screened balcony with sea and woodland views.

### DINING AREA

10'0" x 7'8" (3.05m x 2.34m)

uPVC double glazed window to rear, radiator, inset spotlights.

### KITCHEN

12'2" x 8'0" (3.72m x 2.45m)

A well-fitted kitchen with range of base and matching eye-level wall units, one-and-a-half bowl stainless steel sink unit with mixer taps, integrated fridge freezer, and dishwasher, plumbing available for washing machine, built-in electric oven, four ring halogen hob with overhead extractor, radiator, inset spotlights.

### BEDROOM ONE

12'8" x 10'6" (3.88m x 3.22m)

uPVC double-glazed window to rear elevation with woodland views, built-in wardrobes, with full-length mirrored sliding doors, panelled radiator, inset spotlights, door to:

### ENSUITE

6'9" x 6'5" (2.08m x 1.98m)

Fitted with three piece suite comprising panelled bath and shower attachment over, mixer taps, shower screen, pedestal wash basin with tiled splash back, low level WC, ladder-style heated towel rail, extractor fan, wall-mounted wall mirror, shaver socket, tiled flooring and inset spotlights.

### BEDROOM TWO

12'7" x 10'1" (3.85m x 3.08m)

uPVC double-glazed window to front elevation, panelled radiator and inset spotlights, door to:

### ENSUITE

7'0" x 6'4" (2.14m x 1.95m)

With tiled walls, pedestal wash basin, low level WC, shower cubicle with electric shower, heated ladder-style towel rail, shaver socket, obscure double-glazed window to front elevation, extractor fan, tiled floor and inset spotlights.

### OUTSIDE

Allocated parking, communal gardens, and access via a key-coded gate leading down to beautiful Duporth beach.





## MATERIAL INFORMATION

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Leasehold

Lease length: 125 years (110 remaining) Ground rent: £250 pa

Duport Development Community Interest Company £264 pa

Service charge: £1549.08 pa

Lease restrictions: Refer to the lease, the agent has a copy

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Allocated, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No





Woodland View, Duport, St. Austell, PL26 6DR

Non-coal mining area: Yes

Energy Performance rating: C

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager

Lizzie Collins

01726 72236

[ecollins@millerson.com](mailto:ecollins@millerson.com)

### Contact Us

5-6 Market Street

St Austell

Cornwall

PL25 4BB

E: [st.austell@millerson.com](mailto:st.austell@millerson.com)

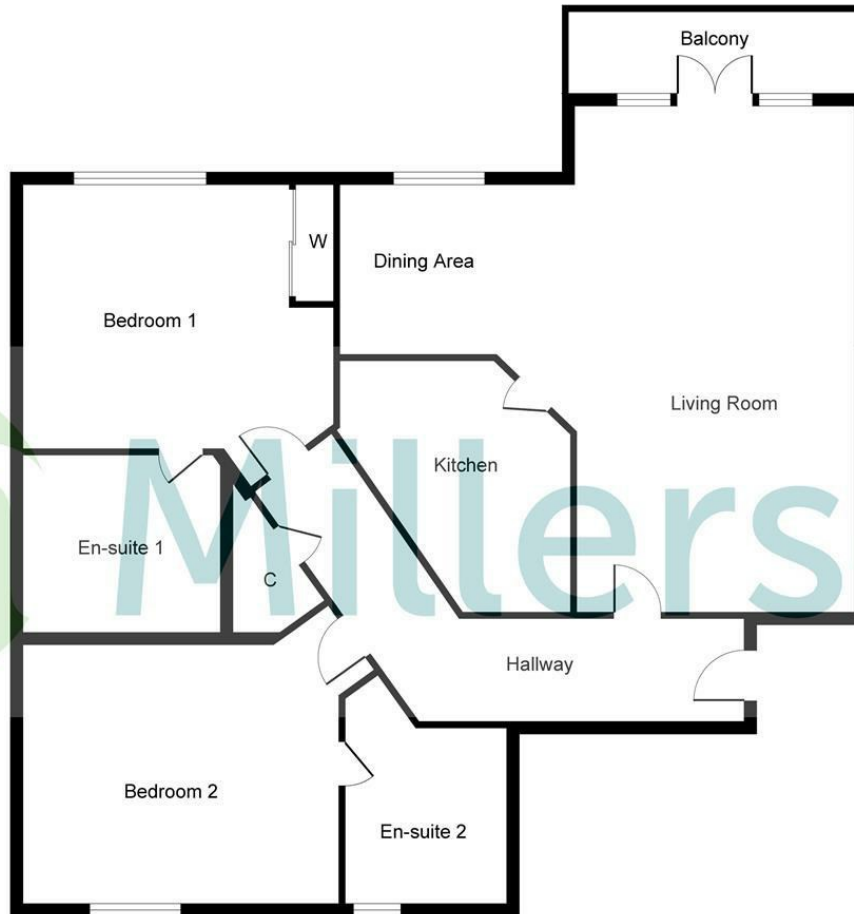
T: 01726 72289

[www.millerson.com](http://www.millerson.com)

Scan QR For Material  
Information



Scan  
me!



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

 **Millerson**  
[millerson.com](http://millerson.com)