



Woodland View
Duport
St. Austell
PL26 6DR
Asking Price £220,000

- FIRST FLOOR FLAT
- NO ONWARD CHAIN
- BALCONY WITH WOODLAND VIEW
- PRIVATE GATED ACCESS TO BEACH
- ALLOCATED PARKING
- OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN
- SHORT WALK TO CHARLESTOWN
- TWO BEDROOM APARTMENT
- EXCLUSIVE RESIDENTIAL AREA
- SCAN QR FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - B

Floor Area - 570.49 sq ft



PROPERTY

A beautifully presented two bedroom first floor apartment with balcony views out over the woodland offering accommodation that briefly comprise communal hall, leading into entrance hall, open plan living room/diner and kitchen, two bedrooms and bathroom and with benefit of allocated parking and is 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.

COMMUNAL HALL WAY

Approached from the parking area, door to inner hallway leading to the front door of the apartment.

ACCOMMODATION COMPRISES

All dimensions are approximate

ENTRANCE HALL

Airing cupboard with hot water cylinder and shelving.

OPEN PLAN LIVING ROOM/DINER/KITCHEN

19'5" x 14'0" max (5.94m x 4.29m max)

A lovely bright room comprising:

Kitchen area with range of base and wall units, stainless steel sink unit with drainer and mixer taps, build in cooker and hob with stainless steel extractor, space for dish washer, double glazed window to the rear aspect, wall units, spot lights.
Dining Area: with panelled radiator.

Living Room area with panelled radiator, double glazed full length windows to rear over looking woodland with double glazed French doors opening on to the balcony.

BALCONY

With glass panelling, views out over the woodland and ample space to sit out and enjoy the space whilst reading a book or enjoying a chat and drink on the balcony with friends and family.

BEDROOM ONE

12'6" x 9'11" (3.83m x 3.03m)

Double glazed window to front aspect, panelled radiator.

BEDROOM TWO

9'1" x 7'1" (2.78m x 2.17m)

With double glazed window to front aspect, panelled radiator.

BATHROOM

8'1" x 7'1" (2.47m x 2.17m)

With panelled bath, shower screen and mixer taps and shower attachment, close coupled WC, pedestal wash basin, ladder style heated towel rail, extractor fan.

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: B

Tenure: Leasehold

Lease length: 125 years remaining (110 years from 2010)

Ground rent: £1100 pa

Service charge: £360 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

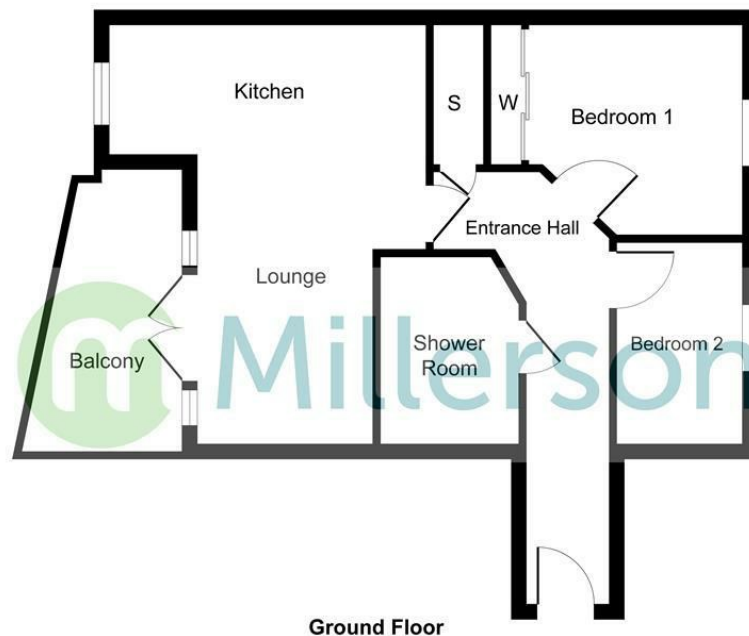
Sewerage: Mains



Heating: Central heating
 Heating features: None
 Broadband: FTTC (Fibre to the Cabinet)
 Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
 Parking: Allocated and Private
 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: Level access
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C
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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.



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) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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