



MAY WHETTER & GROSE

3 BAY VIEW ROAD, DUPORTH, PL26 6BN
GUIDE PRICE £550,000



**** VIDEO TOUR AVAILABLE UPON REQUEST ****

A BEAUTIFUL EXECUTIVE DETACHED HOUSE LOCATED ON AN EXTREMELY POPULAR NO THROUGH ROAD LOCATION. THE HOUSE OFFERS FOUR DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE, GARAGE AND OFF ROAD PARKING. THE PROPERTY BENEFITS FROM PRIVATE ACCESS TO DUPORTH BEACH, UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT. THIS IMMACULATELY PRESENTED PROPERTY DEMANDS AN EARLY VIEWING TO FULLY APPRECIATE THE ACCOMMODATION AND SETTING ON OFFER. EPC -

C



The property is situated in the popular coastal location of Duporth Bay, with access to a private beach. Situated within easy reach of both primary and secondary schooling. Charlestown with its harbour, range of galleries and restaurants, and Porthpean with its beach and golf course are within close proximity. St Austell town centre is situated approximately one mile away and offers a wide range of shopping educational and recreational facilities including a mainline railway station and leisure centre. Most water sports are catered for along the south coast and there are many fine coastal walks. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Directions

From St Austell head out on the A390, come up past Asda onto Cromwell Road at the traffic lights turn right onto Porthpean Road. Follow the road along to the roundabout carry straight on taking the next left, head down the hill for approximately 150 yards, turn right into the Duporth development and the property will appear on the right hand side. A For Sale board will be erected for ease of identification purposes.

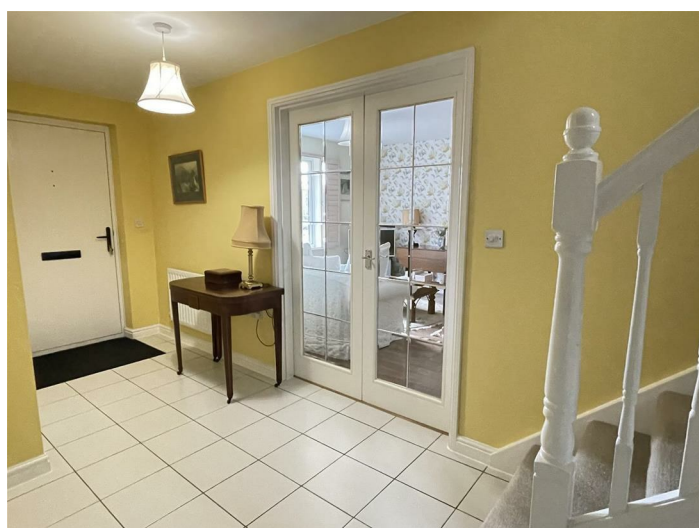
Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Updated composite front door allows external access into entrance hall.

Entrance Hall

19'2" x 6'1" - maximum (5.85 x 1.87 - maximum)



Twin doors through to lounge. Carpeted stairs to first floor. Door providing access to under stairs storage

void, with continuation of tiled flooring set within. Door through to kitchen, dining room and WC. Tiled flooring. Radiator. Telephone point.

W.C.

5'9" x 3'0" (1.77 x 0.92)



Matching two piece white WC suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin. Continuation of tiled flooring. Tiled walls to water sensitive areas. Radiator. Fitted extractor fan.

Dining Room

11'1" x 10'11" (3.39 x 3.33)



Upvc double glazed window to front elevation with fitted bespoke blackout adjustable shutters. Carpeted flooring. Radiator. Space for dining table. Agents Note: The dining room currently houses a six seater table and chairs and also currently houses an upright Piano therefore a larger table could be installed if desired or this room could double as a ground floor, fifth double bedroom.

Kitchen

15'8" x 11'1" - maximum (4.80 x 3.38 - maximum)



Upvc double glazed patio doors allowing access to the low maintenance, well stocked rear garden. Further Upvc double glazed window to rear elevation. Door providing access through to utility. Continuation of tiled flooring. Matching kitchen wall and base units, roll top work surfaces with matching splashback. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Fitted four ring mains gas hob with polished steel splashback with fitted extractor hood above and electric oven below. The kitchen benefits from integral fridge, freezer and dishwasher. Radiator. Agents Note: There is currently a French Dresser in the kitchen if this was removed the kitchen would easily house an occasional breakfast table. The Ideal Logic Heat 15 Central Heating Boiler is located in one of the kitchen wall units. The kitchen also benefits from soft close technology.

Utility

7'8" x 5'8" (2.36 x 1.75)



Updated composite door to side elevation providing external access with upper obscure double glazed detailing. Continuation and matching wall and base

kitchen units with additional stainless steel sink with matching draining board. Continuation of tiled flooring. Fitted extractor fan. High level mains enclosed fuse box. Wall mounted radiator. The kitchen base units in the utility benefit from in-built washing machine.

Lounge

19'1" x 11'3" (5.84 x 3.43)



A delightful twin aspect room with Upvc double glazed window to front elevation with bespoke blackout adjustable shutters. Upvc double glazed patio doors to rear elevation providing access to the well stocked and enclosed rear garden. With opening windows to right and left hand side. Laminate wood flooring. Wall mounted electric real flame effect fire. Two radiators, one to the front elevation, one to the rear. Television aerial point and BT Openreach telephone point.

Landing

13'3" x 6'9" maximum (4.05 x 2.07 maximum)



Upvc double glazed window to rear elevation again with fitted blackout adjustable bespoke shutters. Carpeted flooring. Radiator. Loft access hatch. Doors through to double bedrooms one, two, three, four and family bathroom. Additional door opens to provide access to the airing cupboard offering slatted shelved storage options with the unvented indirect cylinder located to the rear.

Bedroom One

15'5" x 11'1" maximum (4.70 x 3.39 maximum)



A delightful twin aspect principal bedroom. Upvc double glazed window to rear elevation overlooking the well stocked and enclosed rear garden with bespoke blackout adjustable window shutters, with further Upvc double glazed window to side elevation with bespoke adjustable window shutters. Fitted three door wardrobe offering shelved and hanging storage options with the central door being a full length mirror. Radiator. Carpeted flooring. Television aerial point. Telephone point. Door through to en-suite.

En-Suite

7'11" x 5'6" (2.42 x 1.68)



Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite comprising low level flush WC with dual flush technology, ceramic hand wash basin with central mixer tap and fitted shower cubicle with folding glass shower door and wall mounted shower. Tiled walls to water sensitive areas. Tiled flooring. Electric plug in shaver point. Heated towel rail. Fitted extractor fan. A well presented en-suite shower.

Bedroom Four

11'5" x 8'7" (3.48 x 2.62)



Upvc double glazed window to front elevation with adjustable blackout bespoke shutters. Carpeted flooring. Radiator. A generous double fourth bedroom.

Family Bathroom

6'8" x 5'7" (2.05 x 1.71)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, ceramic pedestal hand wash basin with central mixer tap and panel enclosed bath with central mixer tap and wall mounted shower attachment with glass shower screen. Tiled walls to water sensitive areas. Tiled flooring. Heated towel rail. Electric plug in shaver point. Fitted extractor fan.

Bedroom Three

10'10" x 9'0" (3.32 x 2.75)



Upvc double glazed window to front elevation with bespoke adjustable blackout shutters. Carpeted flooring. Radiator. This third bedroom currently houses a single bed however would comfortably house a double.

Bedroom Two

11'6" x 9'10" (3.52 x 3.01)



Upvc double glazed window to rear elevation with bespoke blackout adjustable shutters. Carpeted flooring. Radiator. Fitted two door wardrobe offering shelved and hanging storage facilities with twin full length mirrored doors.

Outside



To the front and upon entering the development the second house on the right hand side and to the front of the property there is a low maintenance area of evergreen planting and shrubbery. Paved steps enclosed with wrought iron railings lead up to provide access to the front door.

To the left hand side is a further area of low maintenance planting with the tarmac drive located to the left hand side allowing off road parking and providing access to the garage.

Garage


18'1" x 8'6" (5.52 x 2.60)

With metal up and over garage door providing vehicular access. Courtesy side door with upper obscure glazing providing external access direct from the enclosed rear garden. The garage benefits from light and power and offers a great deal of eaves storage facilities.

The rear garden is immaculately presented with a paved patio flowing across the rear of the property complete with outdoor tap. A fantastic al fresco dining spot. The rear garden is then mainly laid to lawn with steps up to a low maintenance elevated seating/storage area, the steps then flow across to the right hand side to an elevated planting bed with an elevated sleeper fronted planting area spanning the rear boundary. Boundaries are clearly defined with wood fencing to right, left and rear elevations.

Council Tax Band -


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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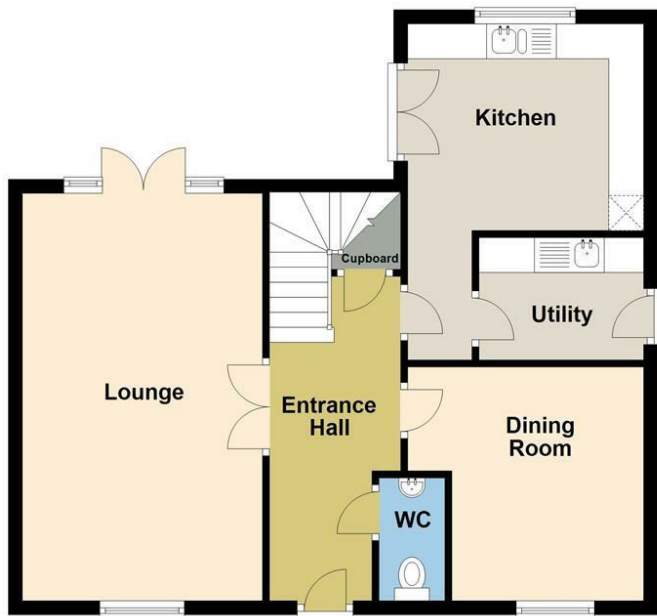
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Environmental Impact (CO₂) Rating

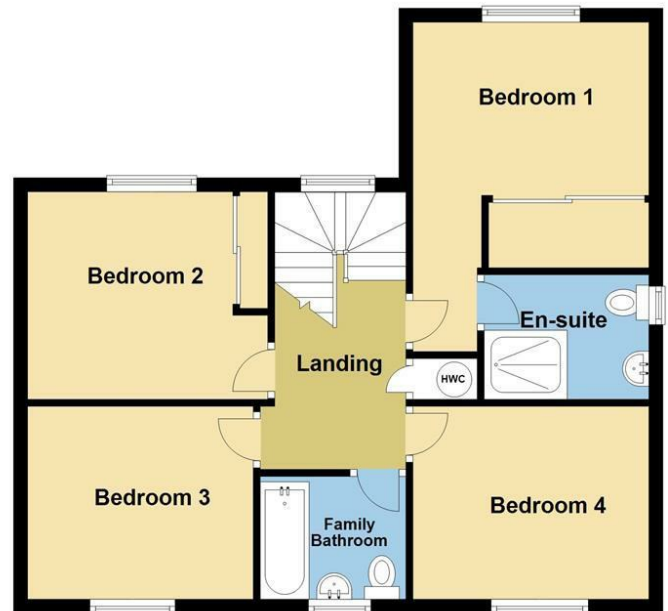
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



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