



MAY WHETTER & GROSE

**9 PAGODA DRIVE, DUPORTH, PL26 6AW**  
**FIXED PRICE £85,500**



\* SECTION 106, LEASEHOLD, SHARED OWNERSHIP PROPERTY \*  
\* SEE AGENTS NOTES \*

A WELL PRESENTED AND MUCH IMPROVED CHAIN FREE END OF TERRACE HOUSE. THE PROPERTY BENEFITS FROM TWO BEDROOMS, OFF ROAD PARKING TO THE REAR COURTESY OF A COVERED CAR PORT, UPVC DOUBLE GLAZING THROUGHOUT AND MAINS GAS FIRED CENTRAL HEATING COURTESY OF AN UPDATED CENTRAL HEATING BOILER. THE PROPERTY HAS AN UPDATED KITCHEN, UPDATED INTERNAL DOORS, HAS BEEN PAINTED THROUGHOUT WITH UPDATED FLOORING ON THE FIRST FLOOR ALL COMPLETED IN THE LAST TWO YEARS. LOCATED IN AN EXTREMELY DESIRABLE LOCATION WITHIN CLOSE PROXIMITY OF THE BEACH WITH PRIVATE ACCESS FOR THE DEVELOPMENT. EPC - C



The property is situated in the popular coastal location of Duporth Bay, with access to a private beach. Situated within the catchment area for Penrice Secondary School. 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.

#### Directions:

Proceed down Charlestown Road into Charlestown. Toward the bottom of the hill, before the roundabout turn right onto Duporth Road. Follow this road until you see the turning on the left hand side signposted Bay View Road, take this turning and continue along and around until you see a turning on your left signposted Pagoda Drive, The property is located on the right hand side of the road.

#### The Accommodation:

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

#### Accommodation

Main front door with double frosted obscure glazing and inset spyhole allows external access to entrance hall.

#### Entrance Hall

5'9" x 3'8" (1.76 x 1.14)



Opening through to lounge/diner. Door through to WC. Wood effect vinyl flooring. Redundant BT Openreach Telephone Point - Note: The current owner has had a direct fibre link installed at the

property offering fantastic broadband speeds - this is now located in the lounge. Wall mounted thermostatic controls.

#### W.C

5'9" x 3'1" (1.76 x 0.96)



Upvc double glazed window to front elevation with obscure glazing. Low Level Flush WC with dual flush technology. Ceramic hand wash basin. Wood effect vinyl flooring. Tiled walls to water sensitive areas. Radiator. Mains fuse box.

#### Lounge/Diner

17'6" x 10'9" (5.34 x 3.28)



Accessed directly from the entrance hall with Upvc double glazed patio doors to rear elevation with updated glazing allowing access out to the low maintenance enclosed rear garden. Further Upvc double glazed window to rear elevation. Carpeted stairs to first floor. Opening through to kitchen, continuation of wood effect vinyl flooring. Two radiators. Fibre to premises Telephone Point. Television Aerial Point. Door opens to provide access to under-stair storage void offering tremendous storage options with carpeted flooring inset.



**Updated Kitchen**  
9'10" x 7'10" (3.02 x 2.39)

**Landing**  
6'8" x 4'5" - maximum (2.05 x 1.37 - maximum)



Beautifully flowing off of the lounge/diner with Upvc double glazed window to front elevation. Updated matching wall and base kitchen units with soft close technology, stainless steel sink with matching draining board and updated central mixer tap. Fitted four ring electric hob with fitted extractor hood above and electric oven and grill under with stainless steel splashback. Square edge worksurfaces. Updated wall mounted combination Worcester mains gas fired central heating boiler. Integral fridge/freezer, space for washing machine. Continuation of wood effect vinyl flooring. Radiator.

Updated doors leading off to bathroom, double bedrooms one and two. Updated carpeted Flooring. Updated loft access hatch.

**Bathroom**  
5'9" x 5'8" - maximum (1.77 x 1.74 - maximum)



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 tile enclosed bath with central mixer tap and wall mounted electric shower over. Folding glass shower screen. Tiled walls to water sensitive areas. Electric plug in shaver point. Fitted extractor fan. Radiator. Updated vinyl flooring.

### Bedroom Two

10'4" x 8'8" (3.17 x 2.66)



Upvc double glazed window to front elevation, Updated carpeted flooring. Radiator. Television Aerial Point. Telephone Point.

### Bedroom One

14'0" x 7'10" (4.27 x 2.41)



Two Upvc double glazed windows to rear elevation overlooking the enclosed rear garden. Agents Note: The parking bay to the rear is the central of the three spaces. Updated carpeted flooring. Radiator. Television Aerial Point. Door through to over stair storage void/wardrobe offering in-built storage options complete with inset wall mounted heater.

## Outside



To the front of the property is access to the front door.



The rear garden is either accessed via the rear courtesy gate or via the lounge area. With a patio area flowing directly off of the rear of the property the rear garden is laid to lawn and well enclosed with high level rendered block wall to rear and right elevations and wood fencing to the left hand side. The paved patio flows across the left hand side of the garden and up steps to a wooden gate providing access to the covered parking bay which is the middle of the three spaces.



To the far right hand corner there is a gravelled area providing access to a wooden shed directly opposite this in the front corner of the rear garden is a further gravelled area.

**IMPORTANT PRIOR TO VIEWING**  
PRIOR TO VIEWING APPLICANTS MUST CONFIRM...

They have a gross household income less than £80,000 per annum

If applicable a Memorandum Of Sale to show their house sale

Confirm that they cannot afford to buy a suitable property on the open market

Evidence of a sufficient deposit and funds available to pay associated costs

Evidence of meeting the local connection

**OWNERSHIP**

Tenure is Leasehold

30% Owned

70% Rented (available for staircasing)

The open market value of the property is £285,000 therefore 30% of open market value at a Fixed Price of £85,500.

£460.76 pcm payable which covers rent, service charge and buildings insurance.

99 year lease from 2009 - therefore 84 years remaining.

**CRITERIA - Pagoda Drive, Duporth**

Pagoda Drive. Interested Parties MUST fit the following criteria:

Allocation:

- a) Being residence therein at the date of birth in the primary or secondary area, as appropriate ;  
OR
  - (b) Being formerly permanently resident in primary or secondary area, as appropriate, for a continuous period of at least 10 years of the first sixteen years of life;
  - (c) Being formerly permanently resident in primary or secondary area, as appropriate, for a continuous period of at least 3 years of the last 10 years;
  - (d) Having his or her place of permanent work (not including seasonal employment) in the primary or secondary area, as appropriate, for a continuous period of 3 years of the last 10 years;
- Initially, the property may be allocated to person(s) qualifying in the primary area.

After 60 working days since first advertising, this may be extended to person(s) qualifying in the secondary area.

After 120 working days since first advertising, this may be extended to person(s) without a local connection.

Local Connection:

Primary area means the area within the borough within a ten mile radius of the clock tower.

Secondary area means Cornwall.

If unsure contact LiveWest for more information:

Telephone: + 01392 814637 Option 2 +

Email: [resales@livewest.co.uk](mailto:resales@livewest.co.uk)

**APPLICATION PROCESS**

As this is a shared ownership property, for a sale to commence LiveWest will need to approve the buyer as the sale cannot proceed without this.

To be approved by LiveWest, you will need to HAVE VIEWED THE PROPERTY PRIOR TO SUBMITTING AN APPLICATION. Following your appointment this is the link to follow for application

<https://www.livewest.co.uk/apply-for-your-resale-home>

PLEASE READ all of the 4 documents provided following your initial enquiry carefully as they contain vital information regarding the property and application process.

Shared owners are fully responsible for the repair and maintenance of their properties, and are sold as seen. Purchasers will therefore need to undertake all relevant checks prior to their purchase to ensure that they pick up any potential issues prior to completion.

Please ensure you have received and read documents - A guide to applying for a LiveWest shared ownership home, Key information about the

Shared Ownership home (KID1), and Key information about Shared Ownership (KID3).

Once an approved applicant is found. LiveWest will issue offer letters to both the vendor and the buyer to confirm the sales details and request their solicitor information. Please be advised the approved buyer will need to pay a £500 reservation fee to LiveWest. This fee will be added onto their rent account once the sale as completed. If the sale falls through they will be refunded the fee.

**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

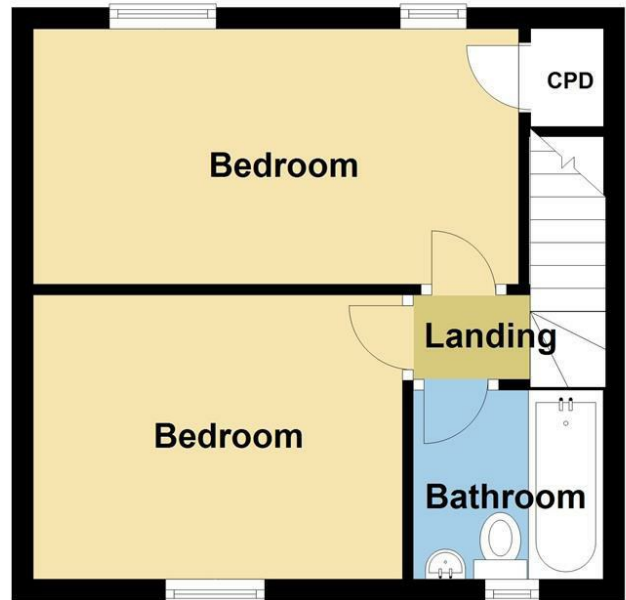




### Ground Floor



### First Floor



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

