



MAY WHETTER & GROSE

## NO 36 WOODLAND VIEW, DUPORTH, PL26 6DR GUIDE PRICE £200,000



THIS IS A MODERN CONTEMPORARY GROUND FLOOR APARTMENT WITHIN THE ATTRACTIVE COMPLEX OF WOODLAND VIEW WITHIN THE COASTAL LOCATION OF DUPORTH, OFFERING STYLISH AND WELL PRESENTED ACCOMMODATION, ALLOCATED PARKING AND COMMUNAL GARDENS. THE ACCOMMODATION IN BRIEF COMPRISES HALLWAY, OPEN PLAN LOUNGE THROUGH KITCHEN WITH A REFITTED KITCHEN WITH INTEGRATED APPLIANCES. TWO BEDROOMS AND A CONTEMPORARY SHOWER ROOM. THE PROPERTY IS DOUBLE GLAZED AND SERVED BY ELECTRIC CENTRAL HEATING.

THE APARTMENT IS ON THE GROUND FLOOR OF THE BUILDING WHICH HAS WELL MAINTAINED COMMUNAL AREAS, ALLOCATED PARKING SPACE AND LARGE BIN/RECYCLING STORE.

WOODLAND VIEW IS LOCATED IN THE SOUGHT AFTER COASTAL AREA OF DUPORTH, WELL PLACED FOR EASY ACCESS TO THE PICTURESQUE HARBOUR OF CHARLESTOWN AND VARIOUS BEACHES INCLUDING THE PRIVATE DUPORTH BEACH, ALONG WITH A HOST OF BARS AND RESTAURANTS. EPC - C



## Location

The property is situated in the popular coastal location of Duporth Bay, with private gated access to the beach below. 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

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, follow the road along and as you approach the left hand bend, the turning on the right leads you to the communal parking where the allocated parking spot is numbered.

## Accommodation

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

## Front Entrance

Communal buzzer entry to complex. Stairs lead down to the apartments entrance.

## Entrance Hall

21'1" x 8'4" - max (6.44 x 2.55 - max )



Access door with inset spyhole, wall mounted entry handset. Large door and door to boiler cupboard, wood effect laminate flooring. Radiator. BT Openreach telephone point. Part wood feature walls. Boiler cupboard housing mains fuse box, water

cylinder (new in September 2024) and Heatra Sadia electric box.

## Kitchen/Open Plan Living Area

19'6" x 14'0" - max (5.96 x 4.27 - max)



Upvc double glazed pation doors provide access to private balcony with full length glazed panels to either side. "L-shape" room. Refitted contemporary kitchen comprising matching base with square edge wood work surface over. Tall units oven, microwave, fridge/freezer, washing machine and tumble dryer. Induction hob. Radiator. TV aerial point. Ceramic sink with matching draining board and central mixer tap.





## Shower Room

8'10" x 4'6" - max (2.71 x 1.38 - max)



A refitted shower with stylish suite comprising shower cubicle, wash basin with vanity unit under, concealed WC with dual flush technology, radiator. Inset ceiling spotlights. fully tiled walls and floor. Modern extractor fan.



## Balcony



Decked area with glazed and stainless steel balustrade. Outside tap. External power point.

**Bedroom Two**  
9'1" x 7'2" (2.78 x 2.20 )



Upvc double glazed window to front elevation.  
Radiator.

**Bedroom One**  
12'5" x 9'11" - max (3.80 x 3.03 - max)



Sliding mirror fronted doors to wardrobe fitted in 2023.  
Radiator. TV ariel point. Window to front elevation.



**Outside**  
The property benefits from use of the communal gardens within the complex, as well as allocated parking space and communal bin/recycling store. The property also benefits from having private access to Duporth Beach.

**Agents Notes**  
The property is leasehold - 125 years from 2010  
Ground Rent - £250.00 per annum  
Maintenance Charge for 2024 - £1,324.02

**Council Tax Band - B**

**Broadband and Mobile Coverage**  
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

**Services**  
None of the services, systems or appliances at the property have been tested by the Agents.

**Viewings**  
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk

| 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                     |         |           |

| 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                                         |         |           |

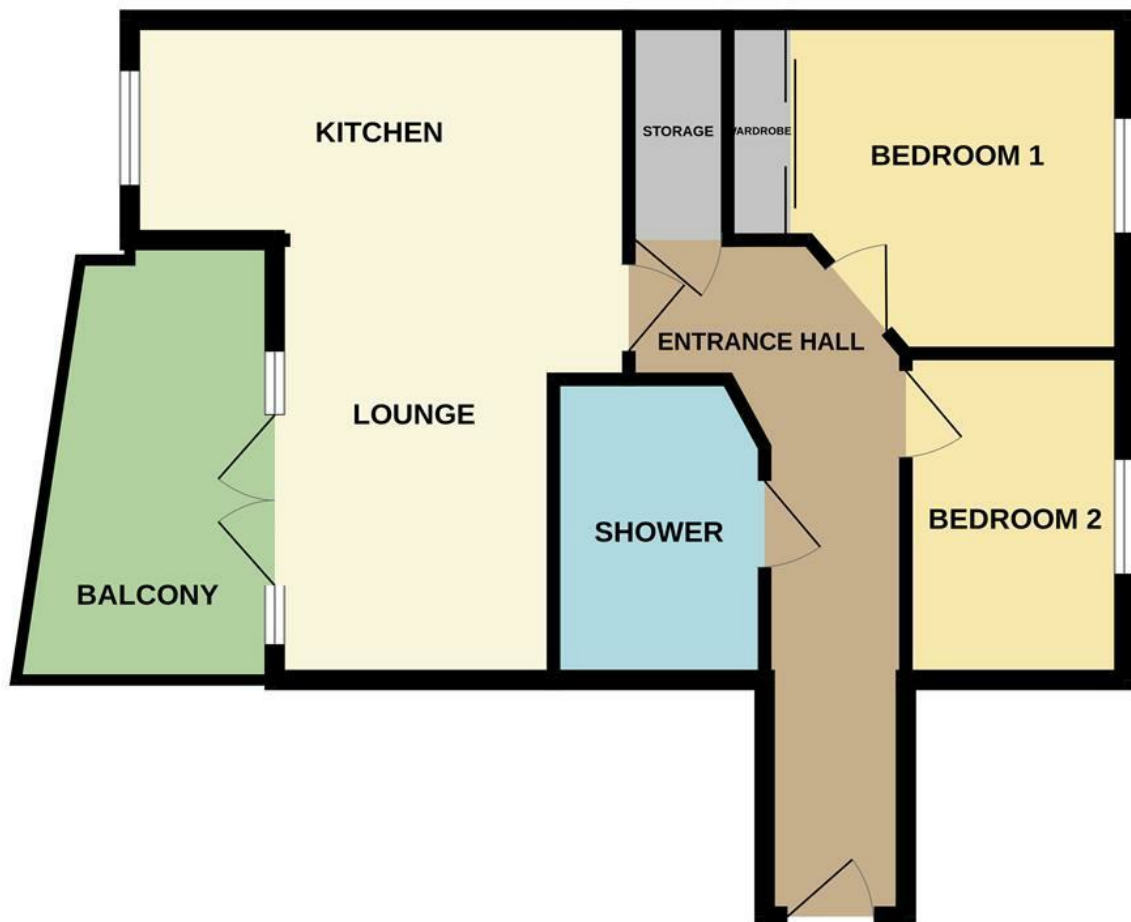








## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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