

## **43 BAY VIEW ROAD, DUPORTH, ST AUSTELL, PL26 6BN**



**A modern three bedroom mid-terrace house offered with no ongoing chain, set within a popular development in the highly desirable coastal location of Duporth benefitting from private gated access to the beach.**

**Accommodation Comprises:- Entrance hall, cloakroom, kitchen/diner, lounge, landing, three bedrooms (Master with en-suite shower room), family bathroom, uPVC double glazing, gas fired central heating, enclosed low maintenance rear garden, single garage and parking space.**

### **£290,000**

## SITUATION

The property is situated within a modern residential development in the popular south coast location of Duporth Bay. Just a short walking distance is the picturesque village of Charlestown with its impressive harbour, shipwreck museum, shops, pubs and restaurants. St Austell town centre lies just over a mile away, offering a wide range of shopping, educational and recreational facilities including a mainline train station. Schooling is also well catered for within the immediate area at both primary and secondary level.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Front entrance door opening into:-

#### Entrance Hall

Radiator. Telephone point. Turning staircase to first floor. Doors to kitchen/diner and lounge. Door to:-

#### Cloakroom

5' 7" x 3' 0" (1.69m x 0.92m) White low level W.C and pedestal wash hand basin with tiled splashback. Radiator. Extractor fan. Electric consumer unit.



#### Kitchen/Diner

11' 1" x 8' 10" (3.39m x 2.70m) Matching range of light beech fronted wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in Zanussi single electric oven. Separate four ring gas hob with extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Space for additional under-counter appliance. Cupboard housing an ICOS HE15 gas fired condensing central heating boiler. Radiator. Part tiled walls. uPVC double glazed window to front elevation.

#### Lounge

15' 10" x 13' 10" (4.83m x 4.22m) (Maximum) uPVC double glazed window to rear elevation. uPVC double glazed french doors opening to rear garden. Two radiators. TV aerial point. Built-in under stairs cupboard.

### FIRST FLOOR

#### Landing

Doors to bedrooms and family bathroom. Built-in airing cupboard housing a Megaflo hot water storage cylinder. Access to loft space.

#### Bedroom One

11' 4" x 9' 4" (3.46m x 2.85m) uPVC double glazed window to front elevation. Radiator. TV aerial point. Built-in wardrobe. Door to:-

#### En-Suite Shower Room

8' 7" measured into cubicle x 4' 2" (2.61m x 1.28m) (Maximum) Single shower cubicle with tiled surround. White low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Shaver socket.

#### Bedroom Two

9' 6" x 8' 4" (2.89m x 2.54m) uPVC double glazed window to rear elevation. Radiator.

#### Bedroom Three

7' 3" x 6' 7" (2.21m x 2.01m) uPVC double glazed window to rear elevation. Radiator.

#### Family Bathroom

6' 2" x 6' 2" (1.88m x 1.88m) White suite comprising:- Panelled bath with mixer shower attachment, low level W.C and pedestal wash hand basin. Radiator. Part tiled walls. Extractor fan. Shaver socket. Obscure uPVC double glazed window to front elevation.

### OUTSIDE

The property has a small frontage laid with stone chippings and steps leading up to the front door. The rear garden is designed for ease of maintenance and is predominantly laid with stone chippings and a paved pathway. There are steps leading up to the garage with an allocated parking space beside.



#### Garage

17' 9" x 8' 7" (5.42m x 2.61m) Up and over door to front. Pitched roof. Personal door to rear garden.

### AGENTS NOTE

Residents have access to a private beach at Duporth Bay, which is approached via a coastal footpath. There is an annual management fee of £240 payable to Koti Property Management.

### ENERGY RATING

Band C (80).

### COUNCIL TAX

Cornwall Council. Tax Band 'C'.

### DIRECTIONS

From the Mount Charles roundabout, head west along the A390 and turn left at the traffic lights onto Porthpean Road. Continue for approximately quarter of a mile and turn left onto Duporth Road. Take the next right-hand turning into the estate and follow Bay View Road until the property is identified on the right-hand side.



**KITCHEN/DINER**



**BEDROOM THREE**



**LOUNGE**



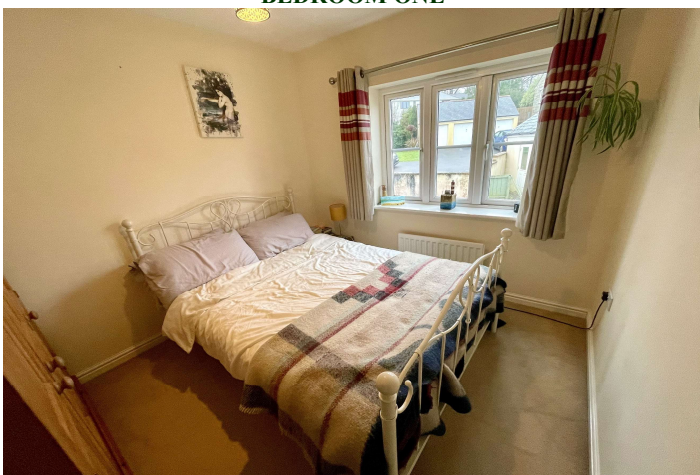
**FAMILY BATHROOM**



**BEDROOM ONE**



**REAR GARDEN**

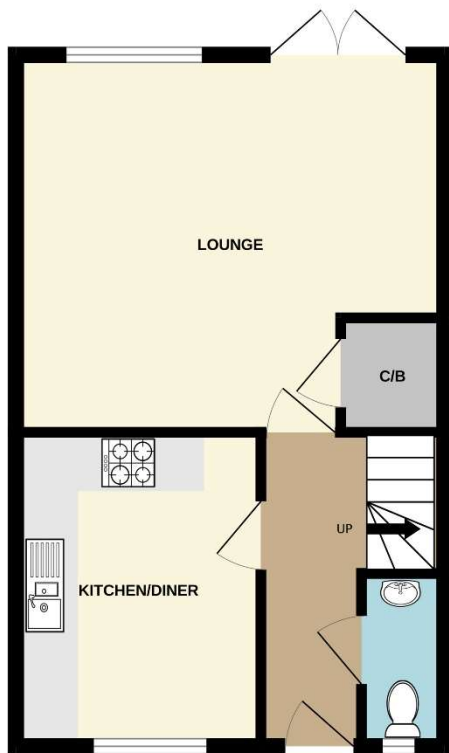


**BEDROOM TWO**

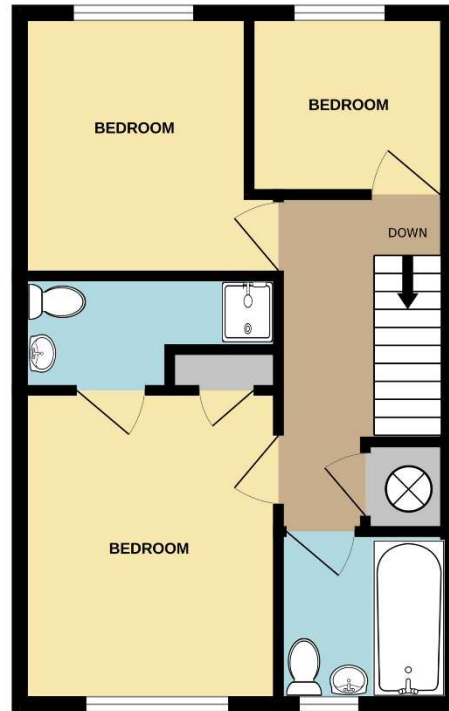


**REAR ELEVATION**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

**FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)**

Members of the NAEA



**St Austell**

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

**Lostwithiel**

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

**Liskeard**

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. IN ACCORDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION): Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Experts in Property" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.