



24 Bay View Road

24 Bay View Road, Duporth, St. Austell, Cornwall PL26 6BN



Duporth Beach About 800 yards St Austell
Town Centre 1.5 miles Charlestown ½ mile

A delightfully presented semi-detached modern residence, enclosed garden and garage in a sought after area

- Popular Two Coves Development
- Entrance Hall & Cloakroom
- Kitchen
- Dining & Living Rooms
- 3 Bedrooms (1 En Suite) & Bathroom
- Attached Garage & 2 Parking Spaces
- Private Enclosed Garden
- First Floor View to the Sea
- Freehold
- Council Tax Band D

Guide Price £385,000

SITUATION

24 Bay View Road is situated on the popular Two Coves Development at Duporth which has the benefit of security access to the private Duporth Beach.

The town centre of St Austell is about 1½ miles and the historic port of Charlestown is about ½ mile to the east offering a range of restaurants, public houses, gift shops and so forth around the original harbour. This stretch of coastline is renowned for its scenic walks along the Southwest Coastal Footpath and there are beaches at Duporth and Porthpean – including a sailing club at the latter. There is a golf club in the vicinity as well as further recreational facilities and amenities in St Austell including a comprehensive range of shopping, cinema, schooling and banking.

Within St Austell is a station on the London Paddington line.

DESCRIPTION

24 Bay View Road is a well-presented residence with part slate hung elevations. The house offers attractive accommodation over two storeys and outside to the rear is a private low maintenance enclosed garden.

The approach is via a front door to an Entrance Hall with tiled floor, stairs off to the first floor, door to a Cloakroom and glazed doors to a Living Room and The Kitchen. The Kitchen offers a matching range of modern white gloss base and eye level units with rolled worktop surfaces and which includes a stainless steel single drainer sink unit with vegetable bowl and Brita Filter mixer tap with separate control, for filtered water, four gas rings with extractor hood over, integral dishwasher, integral refrigerator/freezer, inset fan assisted oven with separate oven and grill over and inset microwave.

The Kitchen opens to a Dining Room with tiled floor, outlook and door to the rear garden. Also on the ground floor is a fine Living Room with double aspect, wall mounted contemporary electric wood effect fire, door to under-stairs cupboard, glazed door to the dining room and double doors opening to the outside rear garden.

On the first floor, off a Central Landing with double Airing/Boiler Cupboard and space for a desk, is a Main Bedroom with En Suite Shower Room with corner fully tiled shower cubicle, wc, pedestal washbasin and ladder towel radiator, as well as doors to double wardrobes; a second Double Bedroom; third Bedroom and Bathroom. The Bathroom includes a tiled bath with tiled

splashback and mixer tap shower fitment and mirror over, wc and pedestal washbasin and opaque glazed window. The house roof space is centre boarded.

From the Landing and Bedroom 2 are rooftop views to the sea and Gribbin Head in the distance at Carlyon Bay.

THE GARDENS

To the front is a low maintenance garden with low level wall.

To the rear is an attractive low maintenance private enclosed gravelled garden with various shrub, fence and walled boundaries. On the lower side of the garden is a further garden area/open storage area.

THE ATTACHED GARAGE AND PARKING

Adjacent to the house is an attached garage with up and over vehicular door, lighting, part glazed side personnel door which opens to the garden. Outside are car parking areas for two vehicles.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Proceed into St Austell. Pass Asda and at the next set of traffic lights turn right into Porthpean Road towards Duporth. Continue straight over at the roundabout and after about a further 200 yards turn left towards Charlestown. Drive for about 80 yards and turn into Bay View Road. Follow the road round to the left, pass the turning to the left into Pagoda Drive and number 24 will then be seen on the left-hand side after a short distance.

SERVICES

All mains services connected. Gas fired central heating. Double-glazed. TV and telephone points around the house. Superfast and Ultrafast Broadband available (Ofcom). Mobile Networks coverage are EE, Three, O2 and Vodafone (Ofcom).

MANAGEMENT COMPANY

There is a management company and the annual estate maintenance service charge is about £240pa.

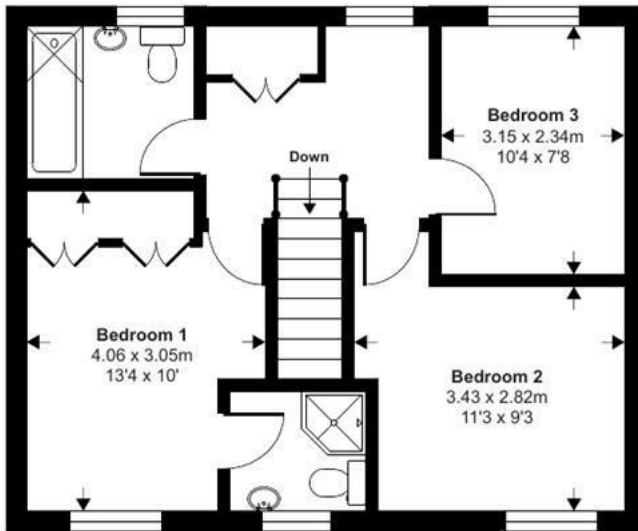


Approximate Area = 1008 sq ft / 93.6 sq m

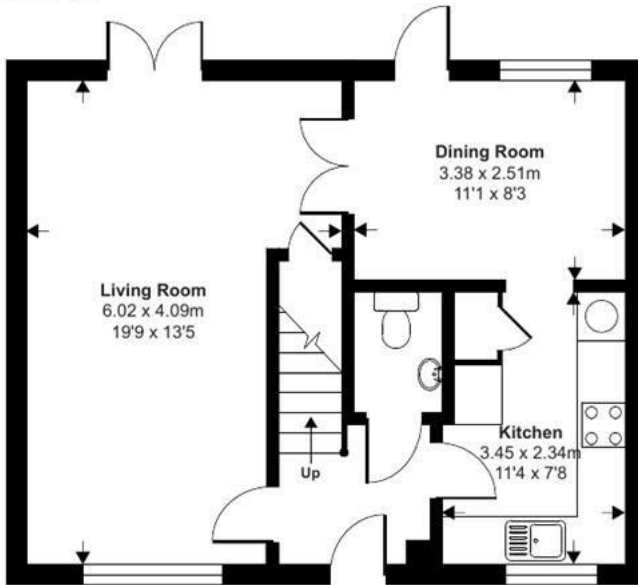
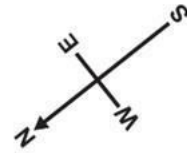
Garage = 163 sq ft / 15.1 sq m

Total = 1171 sq ft / 108.8 sq m

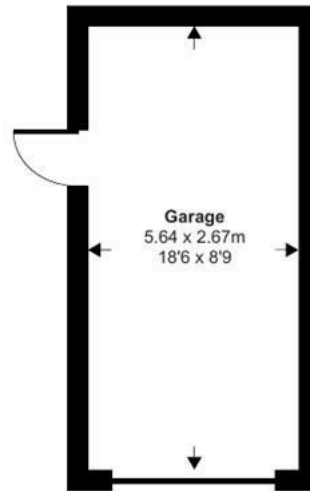
For identification only - Not to scale



First Floor

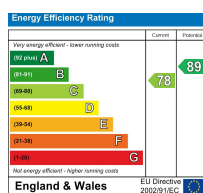


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1108727

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