



MAY WHETTER & GROSE



**30 THE COURTYARD RASHLEIGH ROAD, DUPORTH, PL26 6EB**  
**GUIDE PRICE £475,000**

OFFERED WITH NO ONWARD CHAIN. ENJOYING COASTLINE AND SEA VIEWS TO THE FRONT IS THIS WELL PRESENTED TOP FLOOR APARTMENT WITH NOTHING ABOVE, FOR OVER 55 YEAR OLDS LIFESTYLE LIVING, LOCATED A SHORT DISTANCE FROM THE SOUTH WEST COASTAL FOOTPATH, SURROUNDING BEACHES AND THE PORT OF CHARLESTOWN. BENEFITS FROM TWO GOOD SIZED BEDROOMS, WITH ONE EN-SUITE TOGETHER WITH BATHROOM AND WONDERFUL LIGHT SPACIOUS OPEN PLAN LIVING AREA. COVERED COMMUNAL PARKING AREA WITH ALLOCATED SPACE AND ELECTRIC CAR CHARGING POINT. VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE ITS FABULOUS POSITION AND FINISH.

EPC - B

\*SEE AGENTS NOTES\*



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 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

Head out to Duporth and on Porthpean Road turn left head down towards Charlestown, taking the right hand turn into the Duporth Development. Follow the road along towards the bottom and the apartment will be located on the left hand side, opposite Clock Tower Court and Rashleigh Road. Turn in and the apartment will be immediately on the first floor on the left hand side and underneath there is the allocated covered parking. From here there is a communal entrance, staircase or lifts to the first floor.

Accommodation

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

Entrance Hall

13'6" x 11'10" - max (l-shape) (4.12 x 3.61 - max (l-shape))  
Hardwood door with inset spyhole allows external access into the Entrance Halls. Doors off to bedrooms one, two, bathroom and open plan kitchen/lounge/diner. Twin doors open to provide access to a useful in-built storage cupboard housing the Worcester Central Heating Boiler, the current owners house the washing machine and tumble dryer in this storage cupboard. Mains fuse box and BT Openreach Fibre link to premises. Wood effect laminate flooring. Wall mounted remote entry system. Under floor heating.

Bedroom One

14'4" x 9'8" (4.38 x 2.97 )  
Upvc double glazed window to front elevation with lovely views over St Austell Bay in the distance. Carpeted flooring. Under floor heating. Door through to en-suite.

En-Suite Shower Room

7'5" x 5'6" (2.28 x 1.70)  
Matching three piece white suite comprising low level flush WC with recessed dual flush technology, ceramic hand wash basin with central mixer tap. Fitted shower enclosure with sliding glass shower door, over head shower nozzle and detachable shower head. Tiled flooring. Fitted mirror. Electric plug in shaver point. Extractor fan. Heated towel rail. Part tiled walls. Polished stone worksurface.

Bedroom Two

13'0" x 9'10" (3.97 x 3.00 )  
Upvc double glazed window and door to rear elevation, enjoying spectacular views over St Austell Bay and providing access to the balcony. Carpeted flooring. Under floor heating. USB charging points.

Bathroom

8'2" x 5'6" (2.50 x 1.69)  
Matching three piece white bathroom suite comprising low level flush WC with recessed dual flush technology, ceramic hand wash basin with central mixer tap. Tile enclosed bath with mains fed shower over and detachable body nozzle, fitted shower screen. Large fitted mirror. Electric plug in shaver point. Heated towel rail. Polished stone worksurface. Tiled flooring. Part tiled walls. Fitted extractor fan.

Open Plan Kitchen/Lounge/Diner

27'7" x 13'1" - max (8.42 x 3.99 - max)  
Upvc double glazed windows and door to rear elevation with lovely views over St Austell Bay, and providing access to the balcony. Wood effect laminate flooring throughout. To the kitchen area are matching wall and base units which benefit from soft close technology, integral dishwasher, wine fridge, fridge/freezer and fitted double oven. Four ring electric hob with fitted extractor hood over. One and half bowl sink with central mixer tap. Polished stone work surfaces with grooved draining board and matching splashback. Space for dining table. To the lounge area is a fitted electric real flame

effect fire, television and telephone points.

The lounge area and bedroom two give access to a delightful elevated decked area laid to composite decking with toughened glass surround overlooking the lovely location and views.

Outside

There is a gate that leads out into the communal garden area which offers a central focal point of the historic Clock Tower.

Beneath the apartment is the covered allocated parking with further storage facility. The property has an electric car charging point in the covered parking area. A short distance to the pathway which meanders down through the wonderful woodland surroundings to the gated access and steps down onto Duporth Beach and the South West Coastal Footpath.

Council Tax Band - D

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

Agents Notes

Leasehold  
999 year lease from 2023  
No Ground Rent  
Service Charge - £1,300 per annum  
Other Charges - £240 per annum  
Over 55's Living  
Communal Garage, the property has two designated spaces  
The property cannot be holiday let  
The property can be let on Assured Shorthold Tenancy

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |           | (81-91) B   |                         |           |
| (69-80) C                                   |                         |           | (69-80) C   |                         |           |
| (55-68) D                                   |                         |           | (55-68) D   |                         |           |
| (39-54) E                                   |                         |           | (39-54) E   |                         |           |
| (21-38) F                                   |                         |           | (21-38) F   |                         |           |
| (1-20) G                                    |                         |           | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

