MAY WHETTER & GROSE

25 PAGODA DRIVE, ST. AUSTELL, PL26 6AW
OFFERS IN THE REGION OF £400,000



** OFFERED WITH NO ONWARD CHAIN **
SITUATED ON A MUCH SOUGHT AFTER RESIDENTIAL DEVELOPMENT AND A SHORT WALK DOWN TO THE PRIVATE ACCESS GATED BEACH OF DUPORTH AND WITHIN EASY REACH OF THE HISTORIC PORT OF CHARLESTOWN IS THIS IMPECCABLY PRESENTED FAMILY RESIDENCE WITH A GENEROUS AND SUNNY ASPECT LARGE LOUNGE/DINER, LOW MAINTENANCE REAR GARDEN, A MODERN, THOUGHTFULLY DESIGNED FITTED KITCHEN, WITH FOUR/FIVE BEDROOMS ONE EN-SUITE AND FAMILY BATHROOM, PLUS GARAGE AND DRIVEWAY PARKING, WHILST ALSO BENEFITING FROM FITTED WOOD SLAT BLINDS.
** EPC - C ** ** SEE AGENTS NOTES **





Location
This wonderful select development was formerly known as Duporth Holiday Village, located between Charlestown and Porthpean. For over 50 years, it was a holiday resort, until its closure around 2006 and now contains a mixed range of homes.

Directions:
As you come into Bay View Road, continue for about approximately 150 yards turning left into Pagoda Drive. Follow the road around past the apartments and the parking area to the left, head down and then bare left. Approximately 50 yards turn right and the property will be at the end of a no through road with bollard locked access at the end. A board will be erected for convenience.

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



To the front the attention to detail for this pristine home can be seen immediately with granite Cornice pieces and lintels to the ground floor. Behind an attractive front area with pillared gated access are paved steps to the front door with outside courtesy lighting opening into a warm welcoming hallway. The driveway is located to the right which leads up to the garage.

Hallway:



Embedded welcome matt and light strip wood laminated flooring. Carpeted staircase with wood hand rail and chrome spindles turning to the first floor. Doors into downstairs accommodation.

Cloakroom WC:
Low level WC and hand basin. Part tiled splash back. Ceiling mounted extractor. Tile effect floor covering. Wall mounted radiator.

Reception Room:
7'11" x 9'10" (2.43m x 3.01m)



Situated at the front of the property. Double glazed window. Radiator. Ideal as a formal dining room or if required study, playroom, or fifth bedroom.

Kitchen:
11'3" x 10'2" (3.45m x 3.12m)



Double glazed window with fitted blind. A range of white gloss fronted wall and base units complimented with roll top laminated work surface incorporating one and half bowl stainless steel sink with drainer. Fitted double oven with four ring gas hob, stainless steel splash back and extractor above. Slow close pan draws beneath with pull out level spice racks to both sides. Benefits include integral fridge freezer and washing machine. TV point. Radiator. Slate colour tile effect floor covering.



Living Area:
18'0" narrowing to 10'11" x 20'8" (5.51m narrowing to 3.35m x 6.30m)



Enjoying an aspect out over the sunny rear garden from a double glazed window. Radiator. TV point. Double doors looking out onto the paved area.



Landing:
Double glazed window. Radiator. Staircase turning to the first floor. Doors to all bedrooms, bathroom and airing cupboard. Access to the loft.

Bedroom:
9'5" x 11'1" (2.89m x 3.40m)



Double glazed window to the front. Radiator.

Bedroom:
11'4" x 10'9" (3.46m x 3.29m)



Double glazed window with an outlook over the rear garden. Radiator. Door through to en-suite.

En-suite:
5'11" x 8'6" (max) (1.82m x 2.60m (max))



Obscure double glazed window. Low level WC, hand basin set onto white gloss vanity storage unit with mosaic tiled pattern seal and bifold door into shower cubicle with integrated system. Shaver socket. Tile effect floor covering. Radiator. High level mirror fronted vanity storage unit. Ceiling mounted extractor.

Family Bathroom:
6'0" x 8'3" (1.85m x 2.52m)



A generous size family bathroom further enhanced by the large integrated mirror with recess spot lighting above, and attractive marble effect tiled flooring. Comprising of a white suite with low level WC, hand wash basin, tiled panel bath with curved glazed shower screen and wall mounted electric shower. Double glazed window. Wall mounted radiator. Ceiling extractor fan.

Bedroom:
8'6" widening into recess 10'9" x 11'10" (2.61m widening into recess 3.30m x 3.62m)



Located at the rear enjoying an outlook over the garden from a double glazed window. Radiator.

Bedroom:
9'6" x 7'2" (2.90m x 2.20m)



Fourth double bedroom with an outlook over the garden and part of the cul-de-sac from a double glazed window. Radiator.

Outside:





To the front is a low maintenance pebbled stone base with some planted shrubbery either side of the steps. To the side a tarmac driveway leads to the garage. The rear sunny garden has a fabulous full length paved patio, low maintenance and ideal for alfresco dining and entertaining enclosed by attractive fencing. Pillared paved steps to shed. Pedestrian access to the side. There is also a raised low maintenance slate stone border with shrubbery. Outside tap. Courtesy lighting. Outside light.







Garage:
8'9" x 18'5" (max) (2.68m x 5.62m (max))









Up and over door with eaves storage above. Part double glazed door to the rear. Power and light.

Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker.

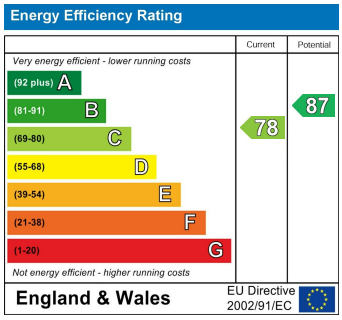
Floor Area:
The floor area measurement is taken from the EPC.

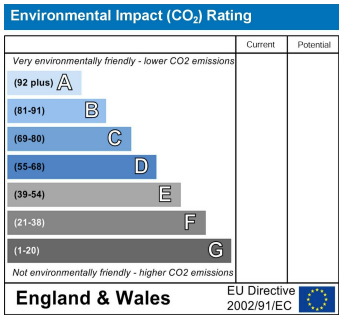
Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
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

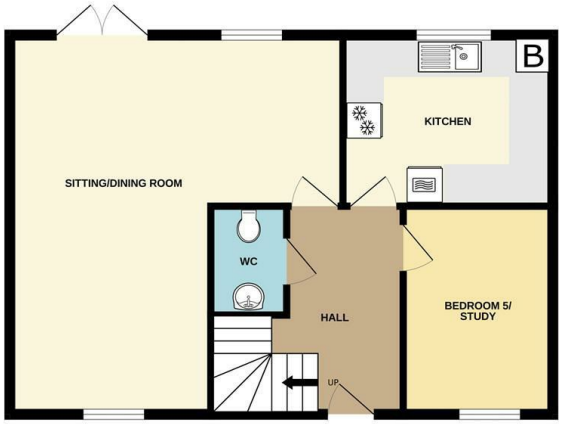
Agents Notes:
Management Company for the development is Modbury Estates Communal and is approx £264 per annum. Gated access to the beach. Children play area.

Council Tax: E

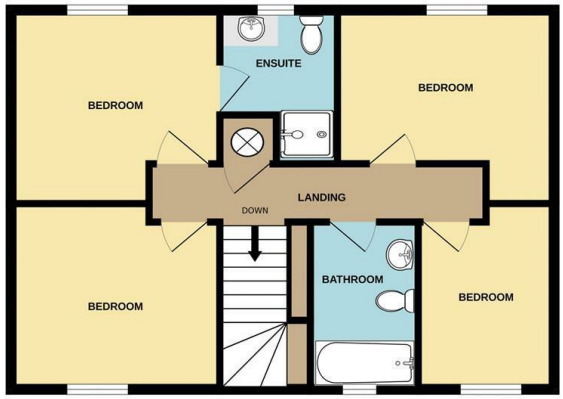




GROUND FLOOR



1ST 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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