



# Clock Tower Court

Duporth

St. Austell

PL26 6DU

Guide Price £275,000

- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/LIVING ROOM
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- ACCESS ON TO THE PRIVATE BEACH
- SOUGHT AFTER RESIDENTIAL LOCATION
- ALLOCATED PARKING
- BALCONY
- TWO DOUBLE BEDROOMS
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN QR CODE FOR MATERIAL INFORMATION



# Tenure - Freehold

## Council Tax Band - C

### Floor Area 785.76 sq ft



2



2



1



81

#### PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present this beautifully appointed two-bedroom first-floor apartment, ideally situated in a highly sought-after residential location close to stunning local beaches, a range of amenities, and excellent transport connections. Offering spacious, light-filled accommodation throughout, this impressive property is perfectly suited to first-time buyers, investors, or those seeking an idyllic coastal retreat.

Upon entering, you are welcomed by a bright and inviting entrance hallway, creating an immediate sense of space and setting the tone for the well-presented accommodation beyond. The apartment features two generously sized double bedrooms, both providing comfortable and versatile living spaces. The master bedroom further benefits from a contemporary en-suite shower room and direct access to a private balcony, offering the perfect setting for a morning coffee or a peaceful place to relax and unwind.

The heart of the home is the superb open-plan kitchen, dining, and living area. Bathed in natural light, this stylish and sociable space has been thoughtfully designed to accommodate modern living and effortless entertaining. The contemporary fitted kitchen offers a range of quality units, ample worktop space, and integrated functionality, seamlessly flowing into the dining and living areas to create an elegant and practical environment.

A well-appointed family bathroom completes the internal accommodation.

Externally, the property benefits from a private allocated parking space for one vehicle, providing added convenience and practicality.

Connected to mains electricity, water, and drainage, the property falls within Council Tax Band C.

#### LOCATION

Duporth is a sought after coastal hamlet on the south coast of Cornwall, known for its quiet setting and attractive surroundings. Located between the historic harbour village of Charlestown and the market town of St Austell, it offers a convenient yet peaceful place to live. The area has easy access to the South West Coast Path and Duporth Beach, ideal for coastal walks and enjoying the outdoors. Charlestown is close by and offers a good selection of cafes, restaurants and local shops, while St Austell provides a wider range of amenities including supermarkets, leisure facilities and a mainline railway station with direct services to London Paddington. Truro city, is also within easy reach and offers further shopping and cultural attractions. With golf courses, sports clubs and wellness facilities nearby, Duporth is well suited to those looking for a relaxed coastal location with good local connections.

#### THE ACCOMMODATION COMPRISES

( Please see measurements on the floorplan)

#### ENTRANCE HALLWAY

Skimmed ceiling. Smoke censor. Telecom system. Carpeted flooring. Skirting. Airing Cupboard housing the consumer unit.

#### BEDROOM ONE

Skimmed ceiling. Double glazed window. Radiator. Double glazed door leading to balcony. Ample power sockets. Carpeted flooring. Skirting. Door leading to:

#### EN SUITE

Skimmed ceiling. Wall mounted heated towel radiator. Mains fed shower. W/C with push flush. Wash basin. Shaver points. Vinyl flooring.

#### BEDROOM TWO

Skimmed ceiling. Double glazed window. Radiator. Ample power sockets. Skirting. Carpeted flooring.

#### KITCHEN/DINING ROOM/LIVING ROOM

Kitchen / DINING ROOM - Skimmed ceiling. Smoke sensor. Range of wall and base fitted kitchen units with roll edge work surfaces. Integrated washing machine. Space for fridge/freezer. Four ring hob with extractor hood above. Radiator. Ample power sockets. Vinyl flooring.

LIVING ROOM- Skimmed ceiling. Double doors opening on to balcony. Radiator. Ample power sockets. Phone/Broadband connection point. Carpeted flooring. Skirting.

#### BATHROOM

Skimmed ceiling. Extractor fan. Splash back tiling. Bath with a mains fed shower. Heated towel rail. Wash basin. W.C. Laminate flooring.

#### PARKING

This property has allocated parking for one vehicle. Plenty of on-street parking is available close by.

#### SERVICES

This property is connected to mains electricity, water and drainage. It also falls under Council Tax Band C.

#### TENURE

This property was granted a 125 year lease in 2010. There is an annual service charge of £1,702 and annual ground rent of £330.

#### AGENTS NOTE

An EPC has been ordered and will be uploaded once received.

#### MATERIAL INFORMATION

Verified Material Information

#### Costs and tenure

Tenure: Leasehold

Lease length: 109 years remaining (125 years from 2010)

Ground rent: £330/year

Service charge: £1,702/year

Lease restrictions: Not for holiday rentals but can be a second home

Council tax band: C

EPC rating: B

#### The building

End-terrace flat, standard construction

Accessibility adaptations: Lift access and Lateral living

#### Services

Mains electricity

Mains water



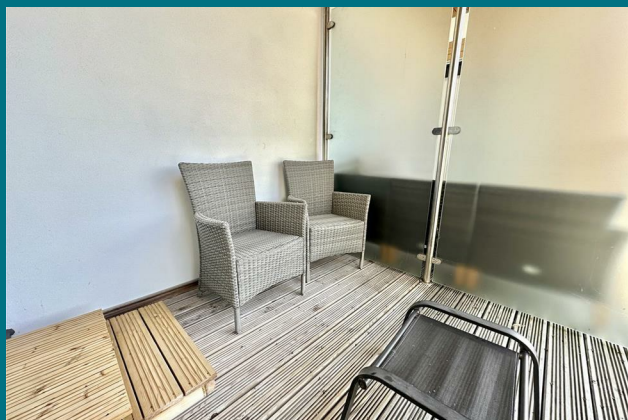
Mains foul drainage  
Mains surface water drainage  
Mains gas central heating  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 good, Vodafone good, Three good, EE ok  
Parking: Allocated, Communal, and Private  
Not in a controlled parking zone  
No disabled parking available

#### Risks and restrictions

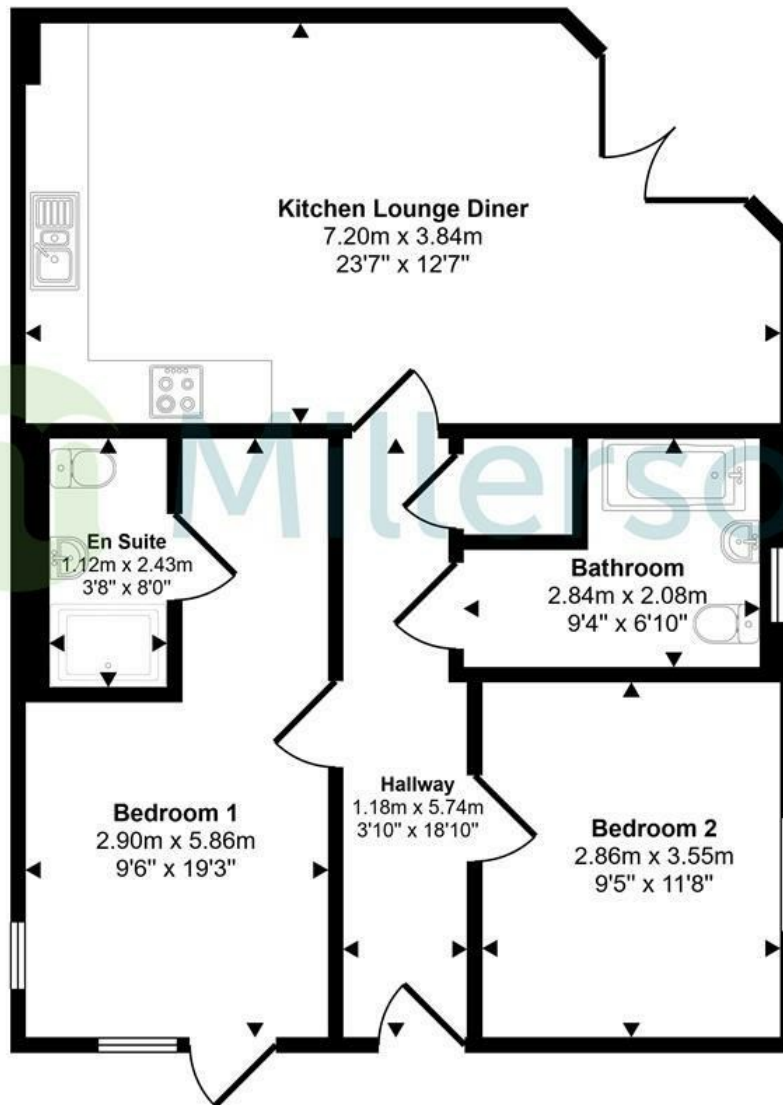
Not a listed building  
Not in a conservation area  
No tree preservation order  
Title register restrictions (CL320883):  
- The owner cannot sell or transfer the property (a process known as 'disposition') without a certificate from Duporth Development Community Interest Company. This ensures that the rules in the lease and the Deed of Covenant have been followed.  
- The lease contains rules that limit 'alienation', which is the legal term for selling, sub-letting, or handing over the property to someone else.  
- There are restrictive covenants, which are legal promises not to do certain things on the land, contained in a Deed dated 1 March 2007.  
- There are further restrictive covenants contained in a Deed dated 23 February 2010.  
- The owner has made personal promises (covenants) in a Deed of Covenant dated 19 November 2015 to follow specific rules regarding the property.  
Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Approx Gross Internal Area  
69 sq m / 739 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below  
To Arrange A Valuation

Here To Help

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T: 01726 72289

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Material Information



Scan  
me!

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		
	81	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	