



MAY WHETTER & GROSE

9 THE COURTYARD MANOR FARM ROAD, DUPORTH, PL26 6EA
GUIDE PRICE £385,000



A TWO BEDROOM IMMACULATELY PRESENTED TERRACED CHARACTER HOME WITH TWO ALLOCATED PARKING SPACES. THIS OVER 55'S DEVELOPMENT COMMANDS A FINE POSITION WITHIN CLOSE PROXIMITY OF THE COAST WITH PRIVATE ACCESS TO DUPORTH BEACH. EARLY VIEWING IS DEEMED ESSENTIAL.

*** EPC - D ***

*** 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:

Heading out to Duporth on Porthpean Road turn left head towards Charlestown, taking the right hand turn into the Duporth Development. Follow the road along towards the bottom and the property will be located on the right hand side, opposite Clock Tower Court and Rashleigh Road.

Accommodation:

Main front door with upper double glazed inset blind. External access into entrance hall.

Entrance hall:

18'8" x 8'9" (max) (5.71m x 2.69m (max))



Wood effect Karndean flooring. Storage cupboard housing the mains fuse box. Fibre link to premises internet point. Further storage set within. Upon entering opposite the front door, door opens to provide access to another useful inbuilt storage cupboard including power sockets for utility use, currently housing dryer. Carpeted stairs to first floor with door set below allowing access to the understairs storage facilities with the properties gas fired central heating boiler located within and under floor heating system.

**Ground floor shower:**

7'8" x 6'3" (max) (2.36m x 1.93m (max))



Matching three piece white shower suite, comprising low level flush WC with dual flush technology, ceramic hand wash basin, central mixer tap and fitted shower enclosure with sliding shower doors. Tiled walls. Karndean flooring. Heated towel rail. Wall mounted storage cabinets. Fitted extractor fan. Underfloor heating.

Open plan kitchen lounge diner:
26'6" x 12'0" (max) (8.08m x 3.67m (max))



A fantastic room spanning the whole length of the property. Two wood frame double glazed windows to rear elevation. Further wood framed bifold door providing access to the external patio located to the rear of the property. Karndean flooring. Fitted kitchen units with wall and base units. Slim line quartz stone worktop with matching splash back. The kitchen benefits from Neff integral fridge freezer, double oven, washer dryer, dishwasher and wine cooler. Induction four ring buttonless hob with fitted extractor above. The current owners have fitted larder cupboard to offer additional storage space. Stainless steel one and a half bowl sink with central mixer tap. The kitchen benefits from under unit lighting. Space for dining table. Lounge facing the private patio. Telephone points and internal network points. Underfloor heating.



Landing:

11'7" x 9'1" (max) (3.55m x 2.77m (max))
Wood frame double glazed curved top window to front elevation. Carpeted flooring. Vertical radiator. Wall mounted thermostat. Doors off to bedroom one, two and family bathroom. Loft access hatch.



Bathroom:

8'7" x 6'8" (max) (2.64 x 2.04m (max))



Matching three piece white bathroom suite, comprising low level flush WC, dual flush technology, ceramic hand wash basin with central mixer tap set within vanity storage unit offering additional storage below. Tile enclosed bath with recessed controls and wall mounted mains fed shower over. Tiled walls. Tiled flooring. Heated towel rail. Fitted extractor fan. Fitted storage cupboard. Electric shaver point. Large fitted mirror. Door to bedroom one.



Bedroom One:

16'0" x 9'10" (max) (4.90m x 3.01m (max))



Wood frame double glazed window to rear elevation. Carpeted flooring. Radiator. Door to bathroom.



Bedroom Two:

19'5" x 10'2" (max) (5.93m x 3.11m (max))



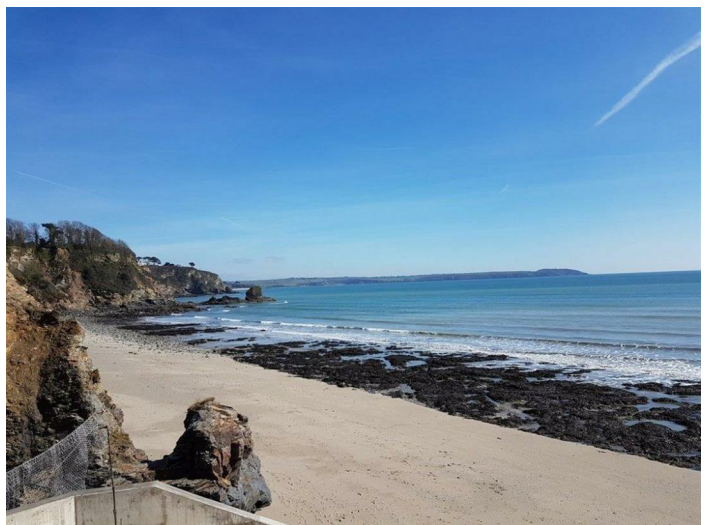
Large double bedroom with double aspect windows to front and rear. Carpeted flooring. Radiator. TV and internal media points.



is the properties private external space laid to patio and surrounded by railings and lockable gate providing clear segregation of the boundary. This area overlooks the clock tower a delightful external entertaining place.



Outside:



To the front the property offers two numbered off road parking spaces this is an anomaly for the development with the majority of properties only having one space. Hardstanding walkway provides access to the front door. Number 9 owns the two triangular patches of planting in front of each parking space. To the rear and accessed off the lounge area



Broadband and Mobile Coverage:

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>

Services:

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

Agents Note:

The property also benefits from having private access to Duporth Beach.
 Please note there are two annual service charges as follows -
 Estate £337.34 per year
 Duporth £241.18 per year.
 Both are payable to managing agents Modbury Estates

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

Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors 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.
 Made with floorplan 0/2024

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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