Woodland View

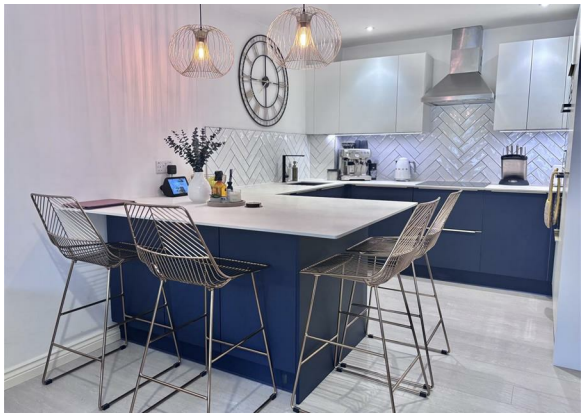
Duporth

St. Austell

PL26 6DR

Asking Price £180,000

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING AVAILABLE
- RECENTLY INSTALLED BESPOKE KITCHEN
- NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- LEVEL ACCESS
- WITHIN WALKING DISTANCE TO LOCAL BEACHES
- BALCONY WITH WOODLAND BACKDROP VIEWS
- COUNCIL TAX BAND B
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



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Tenure - Leasehold

Council Tax Band - B

Floor Area - 602.77 sq ft

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PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this immaculately presented, two-bedroom, apartment to this market. Being situated within a popular residential location this property is only a short distance away from local beaches, amenities and transport links. With its contemporary design and move-in ready condition, this property is ideal for those looking to take their first steps onto the property ladder.

Upon entering you are greeted by a bright and airy entrance hallway, with doors leading into an open plan living space that is both inviting and functional. The bespoke kitchen, equipped with a self-cleaning oven, is perfect for those who enjoy cooking and entertaining. The apartment also features two generously sized double bedrooms and a well-appointed bathroom. Additional benefits also include a balcony, which offers a lovely outdoor space to enjoy the fresh air and beautiful surroundings- the perfect place to sip your morning coffee, unwind in the evening, or delve into your favourite novel.

Externally, this property benefits from having allocated parking for one vehicle. It is to mains electricity, water, drainage and falls under Council Tax Band B. Viewings are highly recommended to appreciate all this property has to offer.

LOCATION

Duporth is conveniently positioned for access to the neighbouring village of Charlestown stocked with eateries galore. The historic market town of St Austell is about a mile away and offers a more comprehensive range of shops and the main line rail link from Cornwall to London Paddington - ideal for commuters to escape the city for a relaxing break. Further afield and approximately 13 miles away is the capital of Cornwall, Truro City, which is ideal for a shopping trip and extensive schooling facilities. This home is ideally placed for those who enjoy outdoor activities with Porthpean Golf Club and St Austell Rugby club just around the corner and with Cornwall Spa only a short drive this home is in the ideal location for all the family.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE HALLWAY

Skimmed ceiling. Smoke alarm. Built-in storage cupboard housing the wet-electric heating system as well as the consumer unit. Telecom system. Radiator. Multiple plug sockets. BT Master-socket. Skirting. Engineered laminate flooring. Doors leading into:

BEDROOM ONE

12'9" x 9'2" (3.89m x 2.80m)

Skimmed ceiling. Double glazed window to the rear aspect. Full length fitted wardrobe. Radiator. Multiple plug sockets. Television point. Skirting. Carpeted flooring.

BEDROOM TWO

9'4" x 5'4" (2.85m x 1.64m)

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Skirting. Carpeted flooring.

LOUNGE/DINER

20'7" x 10'9" (6.28m x 3.28m)

OVERALL MEASUREMENTS

LOUNGE

10'9" x 10'9" (3.29m x 3.28m)

Skimmed ceiling. Double glazed window to the rear aspect. Radiator. Television point. Multiple plug sockets. Engineered laminate flooring. Door leading out on the balcony.

KITCHEN

12'4" x 9'9" (3.76m x 2.99m)

Skimmed ceiling. Recess spotlights. A range of wall and based fitted, soft close, cupboards and drawers. Integrated self-cleaning AEG eye-level oven, grill and microwave. AEG four ring induction hob with extractor hood over. Integrated fridge, freezer, dishwasher and washing machine washer. Integrated recycling drawer. Herringbone splash-back tiling. Matte black sink basin with drainage board. Multiple plug sockets. Engineered laminate flooring.

BATHROOM

9'4" x 5'4" (2.85m x 1.64m)
Skimmed ceiling. Spotlight. Extractor fan. Porcelain splash back tiling. Double cubicle housing a mains fed shower. Heated towel rail. Wash basin. W.C. Skirting. Engineered laminate flooring.

PARKING

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

TENURE

This property was granted a 125 year lease in 2010. There is an annual service charge of £1,324.00 and annual ground rent of £264.00.

SERVICES

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

MATERIAL INFORMATION

Verified Material Information
Council tax band: B
Tenure: Leasehold
Lease length: 125 years from 2010 (110 years remaining)
Ground rent: £264 pa
Service charge: £1324 pa
Property type: Flat
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)

Woodland View, Duporth, St. Austell, PL26 6DR

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Allocated, Communal, Driveway, Off Street, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access, Ramped access, and Wide doorways
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C
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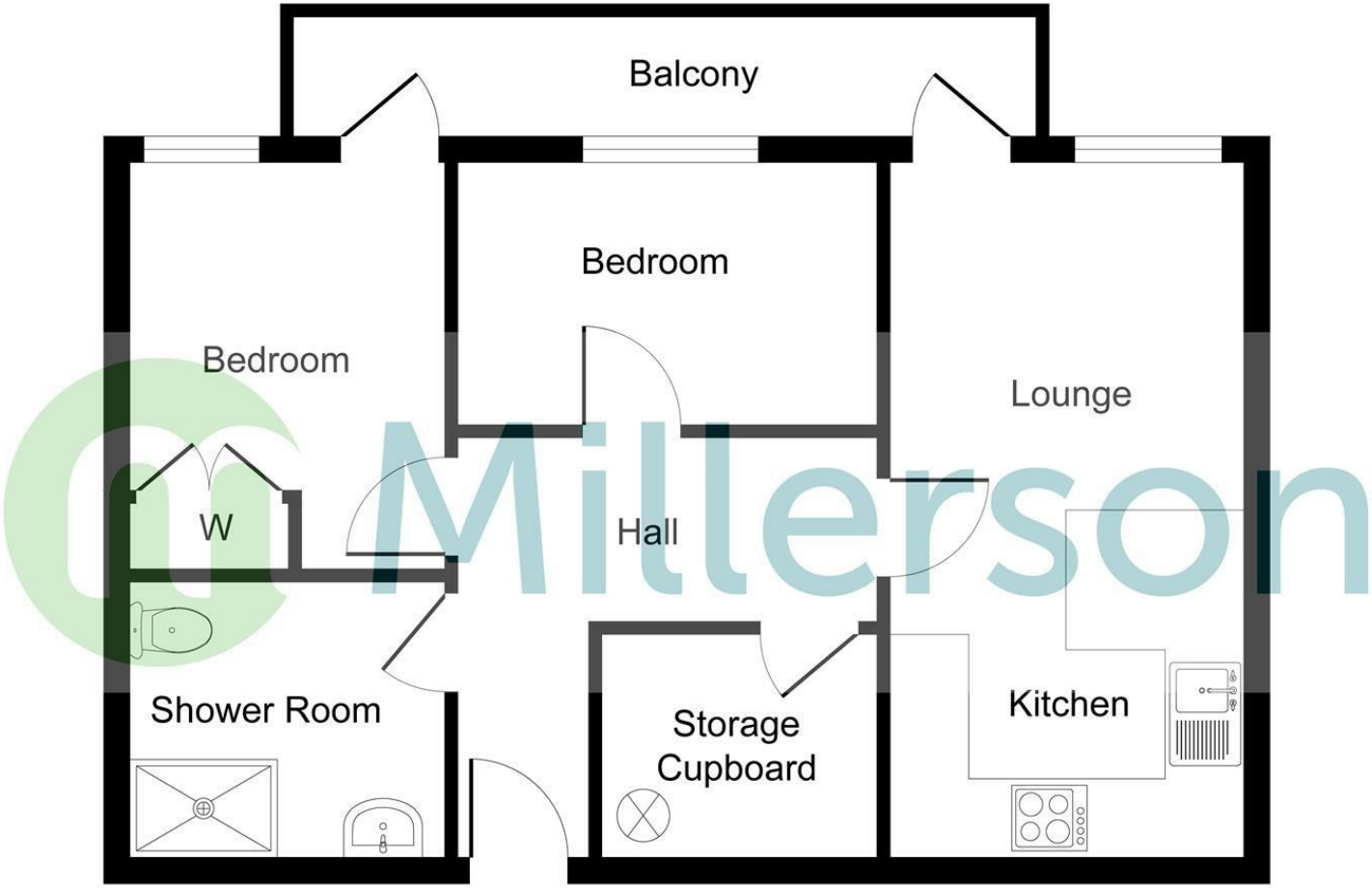
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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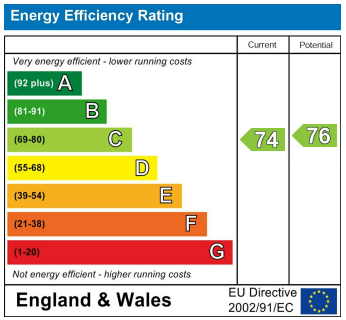

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Please Speak to Our Lettings Area Manager
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