



Clock Tower Court

Duport

St. Austell

PL26 6DU

Guide Price £375,000

- THREE GENEROUS BEDROOMS
- SET OVER THREE FLOORS
- ACCESS ON TO THE PRIVATE BEACH
- PANORAMIC SEA VIEWS
- SOUGHT AFTER RESIDENTIAL LOCATION
- INTEGRAL GARAGE PLUS CAR PORT
- PERFECT FAMILY HOME
- WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- CONNECTED TO ALL MAINS SERVICES
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION



 **Millerson**  
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1206.00 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this stunning, three-bedroom, town house property, to the market. Being situated within a quiet sought-after residential location with easy access to a private beach and the coastal footpath to the historic village of Charlestown with picturesque harbour and abundance of restaurants. This property sits in an elevated position, capturing stunning panoramic views across the St Austell bay.

The layout is thoughtfully designed over three floors, providing a harmonious flow throughout. This home boasts three generous bedrooms and two shower rooms, one of which being an en-suite to the master bedroom. The separate kitchen is well-equipped and features an abundance of integrated appliances and storage cupboards, ensuring that all your culinary needs are met while keeping the area tidy and organised.

On the top floor, you are greeted by a welcoming open plan lounge and dining area, which creates a warm and inviting atmosphere for both relaxation and entertaining. From here, there are trifold doors leading onto the balcony with views across St Austell Bay – making this a perfect spot for relaxation. Additional features include an integrated garage and car port.

This property is connected to mains water, electricity, gas and drainage. It also falls under Council Tax Band E. Viewings are highly recommended to appreciate all this home 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. 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 three Golf Clubs 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

uPVC composite door. Skimmed ceiling. Smoke alarm. Hive thermostat. Radiator. Multiple plug sockets. Telephone point. Skirting. Carpeted flooring. Stairs leading down to the garage. Doors leading into:

### BEDROOM THREE

9'6" x 8'9" (2.91m x 2.67m )

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

### BATHROOM

7'2" x 6'5" (2.19m x 1.96m )

Skimmed ceiling. Extractor fan. Porcelain splash-back tiling. Mains fed shower cubicle. Shaver point. Roca wash basin with a mixer tap. Heated towel rail. W.C. Skirting. Vinyl flooring.

### BEDROOM TWO

12'4" x 11'5" (3.78m x 3.50m )

Skimmed ceiling. Double glazed windows to the rear aspect. Built-in full length wardrobes, with sliding doors. Radiator. Multiple plug sockets. Skirting. Carpeted flooring.

### FIRST FLOOR LANDING

Skimmed ceiling. Smoke alarm. Radiator. Multiple plug sockets. Skirting. Carpeted flooring. Doors leading into

### BEDROOM ONE

13'1":26'2" x 8'9" (4:08m x 2.69m )

Skimmed ceiling. Double glazed windows to the rear aspect. Radiator. Television points. Multiple plug sockets. Skirting. Carpeted flooring. Door leading into:

### EN-SUITE

5'11" x 4'5" (1.82m x 1.37m )

Skimmed ceiling. Extractor fan. Porcelain splash-back tiles. Mains fed shower cubicle. Roca wash basin with a mixer tap. Shaver point. Heated towel rail. W.C. Skirting. Vinyl flooring.

### KITCHEN

13'5" x 12'9" (4.09m x 3.91m )

Skimmed ceiling. Smoke Censor. Full length double glazed windows to the rear aspect. A range of wall and base fitted soft close cupboards and drawers. Built-in storage cupboard. Integrated electric oven and four ring hob with extractor hood over. Integrated fridge, freezer and dishwasher. Stainless steel wash basin with drainage board. Multiple plug sockets. Radiator. Skirting. Vinyl flooring.

### LOUNGE/DINER

Skimmed ceiling. Smoke alarm. Dual aspect double glazed windows. Three radiators. Television points. Multiple plug sockets. Skirting. Tri-fold doors leading out onto the balcony with view across St Austell bay.



### **GARAGE**

17'10" x 13'6" (5.46m x 4.13m )  
Skimmed ceiling. Electric up & over door. Built-in storage cupboard, housing the hot water cylinder and consumer unit. Multiple plug sockets. Tap.

### **PARKING**

This property benefits from having undercover carport. An abundance of on-street parking can be found close by.

### **SERVICES**

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

### **AGENTS NOTES**

This property has an annual service charge of approximately £265 per annum.

### **MATERIAL INFORMATION**

Verified Material Information  
Council tax band: E  
Tenure: Freehold  
Property type: House  
Property construction: Standard undefined construction  
Energy Performance rating: C  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Parking: Garage, On Street, and Covered Car Port  
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  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Level access  
Coal mining area: No

Non-coal mining area: Yes  
Loft access: No  
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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.





Lower Ground Floor

Ground Floor

First Floor

Second Floor

# 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

