



M A Y W H E T T E R & G R O S E

**39 DUPORTH BAY, DUPORTH, PL26 6AQ**  
**GUIDE PRICE £650,000**



COMMITTED VENDOR OPEN TO OFFERS FROM SERIOUS, PROCEEDABLE BUYERS - ENJOYING VIEWS OUT OVER ST AUSTELL BAY, WITH PRIVATE GATED ACCESS TO THE SOUTH WEST COASTAL FOOTPATH AND BEACH BELOW, ALL WITHIN A SHORT DISTANCE OF BOTH PRIMARY AND SECONDARY SCHOOLING, BEING LOCATED ON ONE OF ST AUSTELL BAY'S MOST SOUGHT AFTER PRIVATE DEVELOPMENTS. THIS IMPRESSIVE FOUR DOUBLE BEDROOM, ONE EN SUITE FAMILY RESIDENCE IS SET WITHIN BEAUTIFULLY LANDSCAPED SUNNY ASPECT GARDENS. OFFERS REVERSED LIVING TO MAXIMISE THE OUTLOOK. A VIEWING IS HIGHLY ESSENTIAL TO APPRECIATE IT'S FABULOUS POSITION, OUTLOOK AND SIZE. EPC - E





The property is situated in the popular coastal location of Duporth Bay, with access to a private beach. Situated within easy reach of both primary and secondary schooling. 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 a wide range of 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:**

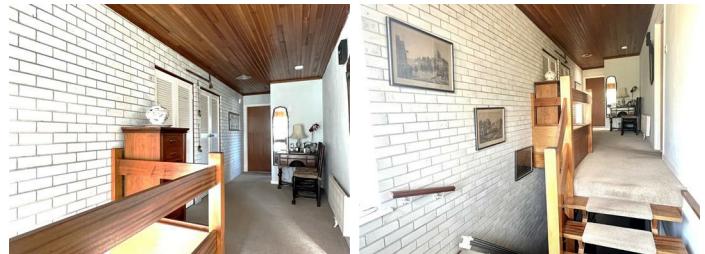
From St Austell head out on to the A390, come up past ASDA on your right onto Cromwell Road. At the traffic lights turn right onto Porthpean Road. Follow the road along, over the roundabout, taking the next left towards Charlestown. Down the hill taking the second main exit on the right hand side into the private development. Head up to the top and at the mini roundabout head straight down and the property will appear on the left hand side set back.

#### **The Accommodation:**

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

From the driveway steps with hand rail you can take in the fabulous views. A covered front entrance with obscured part glazed door with matching side panels and outside lighting into:

#### **Hall:**



Large double glazed picture window to the side. Stairs descend to the ground floor with further step on to upper landing. Radiator. Two sets of double doors into deep recessed storage. Doors to lounge/diner and all upstairs accommodation.

#### **Lounge/Diner:**

11'10" x 30'9" at max points (3.62m x 9.39m at max points)



Offering fabulous views out over St Austell Bay from two large double glazed windows and a set of patio

sliding doors out on to the balcony, all with fitted blinds. Balcony with awning. Slate stone fireplace, backdrop and hearth with open grate and wood mantle surround. Door through in to:



**Kitchen:**  
15'3" x 11'2" (4.65m x 3.41m)



Enjoying a dual aspect from two large double glazed windows both with fitted roller blinds, with the views down over the gardens and coastline. Finished with a gloss fronted comprehensive range of soft close wall and base units with under unit lighting. Complemented with square edged speckled stone work surface with tiled splash back. Work surface incorporates sink and drainer with mixer tap, four ring electric hob with extractor over and integrated oven to the side.





#### **Cloakroom/WC:**

Comprising low level WC and hand basin with obscure double glazed window.



Staircase to the ground floor, large open hallway with radiator. Doors to all four bedrooms and family bathroom and utility.

#### **Bedroom:**

10'0" x 16'7" at max to front of in-built wardrobe (3.06m x 5.06m at max to front of in-built wardrobe)



Large double glazed window with radiator beneath with coastline glimpses and an outlook down over the well kept landscaped gardens. Louvred wood doors and built in wardrobes with storage above plus opening into en suite.

#### **En Suite:**



Comprising of double basins, WC, and shower.

#### **Bedroom:**

11'10" x 11'5" (3.63m x 3.48m)



Also with a similar outlook from the large double glazed window with fitted roller blind and radiator beneath.

**Bedroom:**

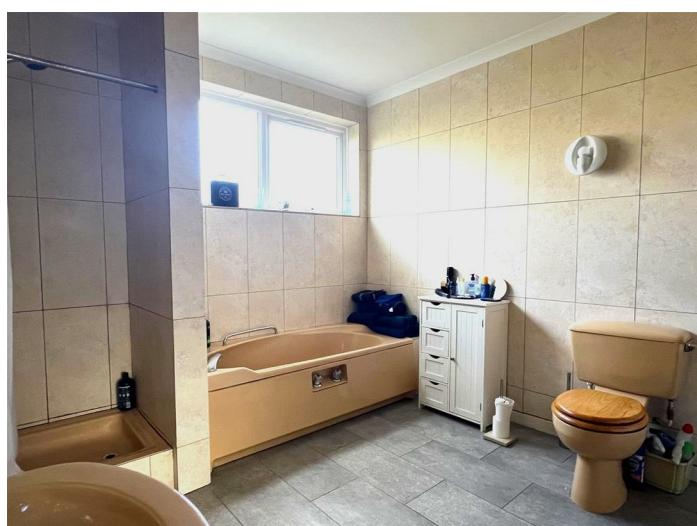
13'6" x 8'8" (4.14m x 2.65m)



A large double glazed window with fitted blind and radiator beneath, also with coastline glimpses and garden views.

**Bathroom:**

9'5" x 10'0" at max over bath (2.89m x 3.05m at max over bath)



To the side an impressive art deco style obscure glass brick panel with door opening through in to large family bathroom. All finished with a two tone tiled wall and floor surround. Offers coloured suite of low level WC, hand basin with vanity mirror and lighting above with shaver socket to the side, bath and separate shower.

**Utility:**

10'0" x 7'1" at maximum (3.06m x 2.16m at maximum)



Finished with tiled flooring, double glazed door and window lead out to the rear garden. Stainless steel sink and drainer. Space for white good appliances and the floor mounted oil boiler.

**Bedroom:**

13'8" x 8'5" (4.19m x 2.58m)



Radiator beneath a low level large double glazed window enjoying an outlook over the rear garden.

**Integral Garage:**

16'0" x 17'9" at maximum (4.88m x 5.43m at maximum)



High level single glazed window to the side offering both power and light and electric roller door.

**Outside:**

The property has a tarmac driveway with parking for numerous vehicles. Gated access to one side and a pathway leads across the front to a patio area and another pathway meanders down through well kept shrubbery on to an expanse of open lawn, which is bordered by an array of shrubs and plants. The rear garden contains a large paved area with raised borders and steps lead to further sun terraces offering numerous seating areas where you can enjoy the sun. All enclosed by strip wood fence panelling.





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			
England & Wales	EU Directive 2002/91/EC	74	50

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	74	50



## Council Tax Band: F

### Agents notes

From the balcony the property faces approx South. There is a residence association management company with a small yearly fee. Approx 240.6 Sqm taken from floorplan measurements

### Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

### Services

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

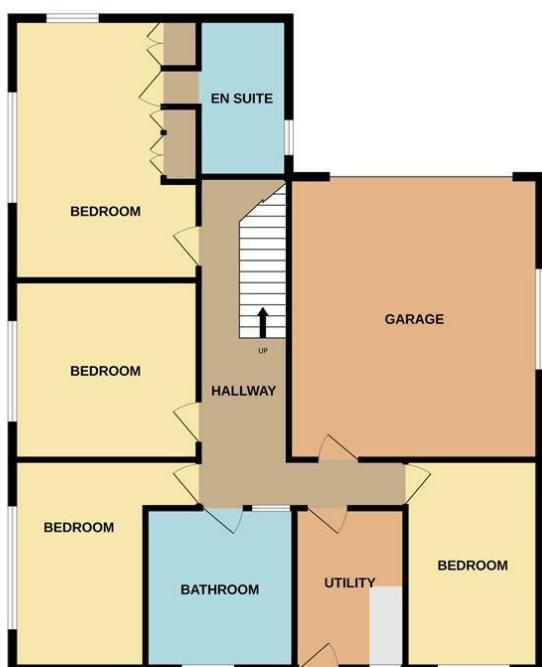
### Viewings

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



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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