



**MAY WHETTER & GROSE**

## **34 WOODLAND VIEW, DUPORTH, PL26 6DR OFFERS IN THE REGION OF £265,000**



AN IMMACULATELY PRESENTED PENTHOUSE APARTMENT LOCATED IN AN EXTREMELY POPULAR COASTAL LOCATION. THE PROPERTY BENEFITS FROM TWO DOUBLE BEDROOMS, PRINCIPAL WITH EN-SUITE BATH, ALLOCATED PARKING AND PRIVATE ACCESS TO DUPORTH BEACH. WITHIN CLOSE PROXIMITY OF THE COASTAL FOOTPATH AND DELIGHTFUL WELL MAINTAINED COMMUNAL GARDENS. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS IMMACULATELY PRESENTED HOME. 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 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 the A390, come up past Asda onto Cromwell Road at the traffic lights turn right onto Porthpean Road. Follow the road along to the roundabout carry straight on taking the next left, head down the hill for approximately 150 yards, turn right into the Duporth development, follow the road along and as you approach the left hand bend, the turning on the right leads you to the communal parking where the allocated parking spot is numbered.

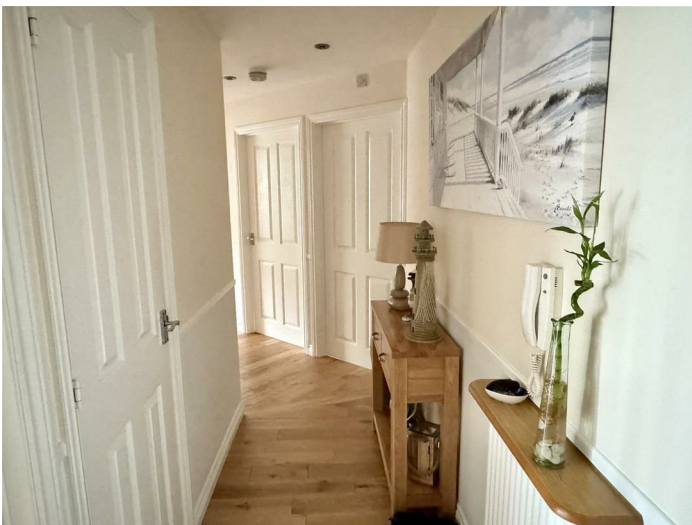
## Accommodation

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

Accessed via a communal entrance up to the top floor and entry via a hardwood front door with inset spyhole allowing access into entrance hall.

## Entrance Hall

10'6" x plus 11'1" x 3'8" (3.22 x plus 3.40 x 1.14)



Doors through to open plan kitchen/lounge/diner, double bedrooms one and two and shower room. Additional door opens to provide access to a useful in-built storage cupboard. A further door opens to provide access to the airing cupboard with the mains

fuse box set within and unvented hot water cylinder. Real wood flooring. Radiator. Remote entry phone handset. BT Openreach telephone point. Loft access hatch.

## Open Plan Kitchen/Lounge/Diner

20'7" x 22'10" - max (6.28 x 6.96 - max)



One of the main selling points of this apartment facing the woodland area to the rear with full length doors providing access to the elevated balcony. Upvc double glazed window to rear elevation. Continuation of real wood flooring in the kitchen and dining area, carpeted flooring to the lounge area. Wall mounted real flame effect electric fire with multi colour LED backlighting. Three radiators, two in the dining area and one in the lounge area. Television aerial point. In-built satellite points and telephone point. The kitchen has matching wall and base kitchen units, slimline marble effect work surfaces with matching splashback, the kitchen benefits from soft close technology. Integral fridge, freezer, waste bin, washing machine. Four ring NEFF hob with fitted electric oven under and extractor hood above with multi colour LED backlighting and glass splashback. Stainless steel sink with matching draining board and central mixer tap. The kitchen also benefits from a breakfast bar. Under unit lighting.







## Bedroom Two

11'10" x 12'7" - max (3.62 x 3.86 - max)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Fitted wardrobe benefitting from two full length mirror doors.

## Bedroom One

14'11" x 10'7" - max (4.57 x 3.24 - max)



Upvc double glazed window to rear elevation overlooking the woodland to the rear of the property. Carpeted flooring. Radiator. Fitted full length wardrobes with twin doors. Television aerial point. Telephone point. Door through to en-suite.

## Shower Room

6'5" x 9'6" - max (1.96 x 2.92 - max)



A well appointed room with Upvc double glazed window to front elevation with obscure glazing. Matching white shower suite comprising low level flush WC with dual flush and soft close technology, ceramic pedestal hand wash basin and fitted shower enclosure with glass shower doors and wall mounted mains fed shower. Tiled walls, tiled flooring. Heated towel rail. Electric plug in shaver point. Fitted extractor fan.



## En-Suite

6'6" x 8'5" - max (1.99 x 2.57 - max)



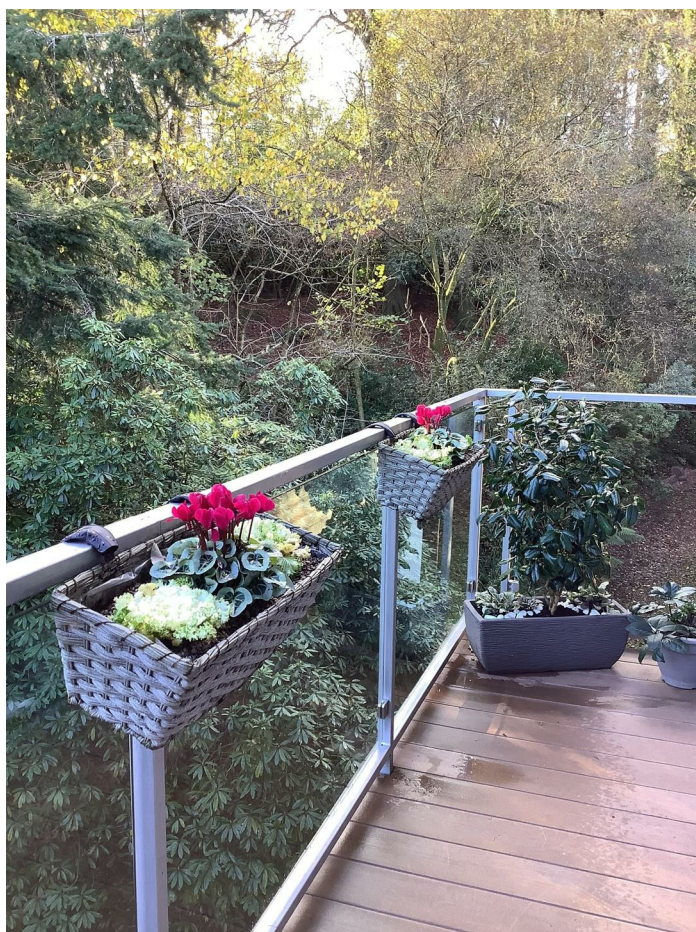
A well appointed bathroom suite with low level flush WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap set on vanity storage unit. Panel enclosed bath with central mixer tap with fitted shower attachment. Vinyl flooring. Part tiled walls. Fitted extractor fan. Heated towel rail. Wall mounted mirror with LED backlighting.

## Outside



This pent house occupies the second floor of the building, with no properties above.

To the front the property benefits from allocated numbered parking, there is also a covered bin store. Delightful communal grounds.





## Council Tax Band - C



| 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 |         |           |
|                                             | 67      | 68        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| 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                                         |         |           |



### 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](mailto:sales@maywhetter.co.uk)

### Agents Notes

Leasehold Apartment

One allocated parking space

Ground Rent £250 per annum

Service Charge £126 per month payable to Belmont and £22.40 per month to Modbury

124 year lease commenced 1st January 2010

Well behaved Pets allowed

No holiday letting

Restriction - no running a business from the property

TPO's on the adjoining woodland

Building Insurance covered by Property Management Company







## GROUND 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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