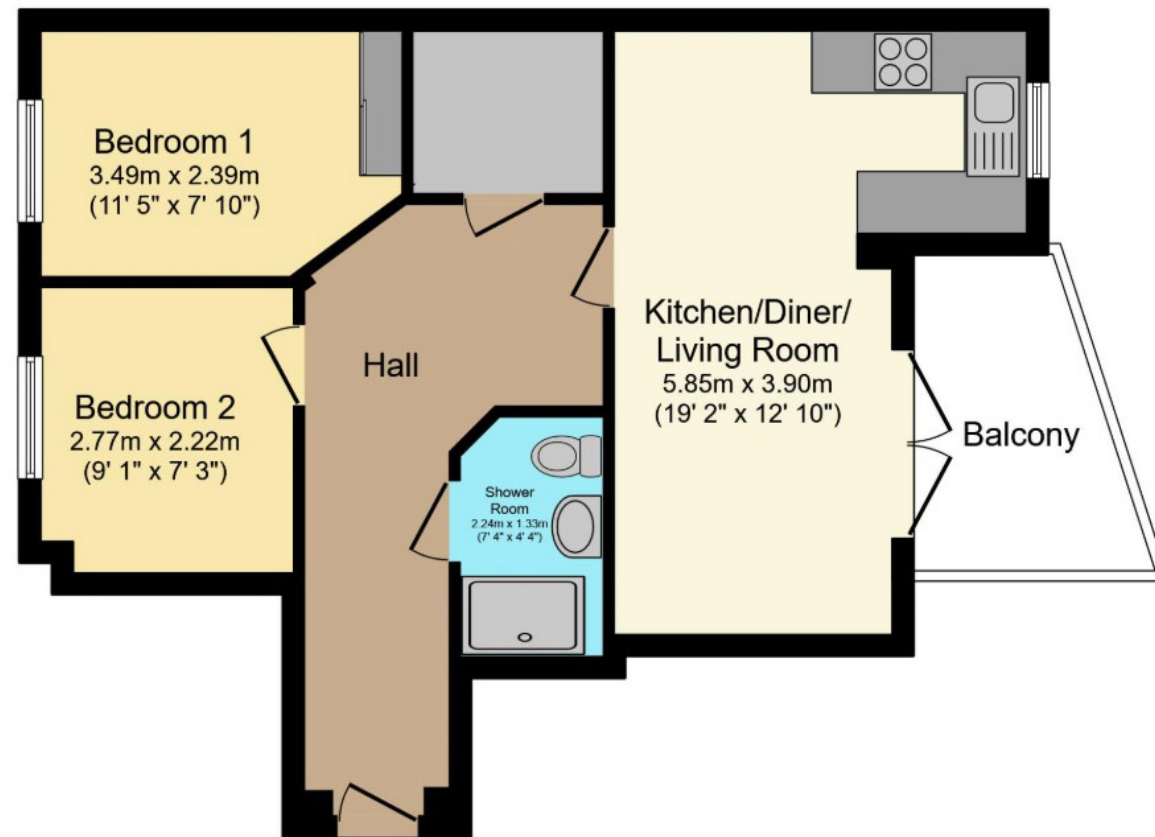




WOODLAND VIEW, DUPORTH, ST AUSTELL

PRICE £217,000



BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT WITH BALCONY OVERLOOKING THE BEAUTIFUL WOODLAND SURROUNDINGS, SET WITHIN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT, WITH PRIVATE GATED ACCESS TO THE BEACH AND COASTAL FOOTPATH. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE IT'S FABULOUS POSITION TO EXPLORE THE SOUTH WEST COASTAL FOOTPATH AND IT'S SURROUNDINGS WITH THE HISTORIC PORT OF CHARLESTOWN JUST A SHORT DISTANCE AWAY.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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The Property

Set within beautiful woodland surroundings within this much sought after residential development, with private gated access to the beach and coastal footpath, is this beautifully presented first floor apartment, which enjoys an outlook over the woodlands from the balcony. Viewing is highly recommended to appreciate it's fabulous position to explore the South West coastal footpath and it's surroundings with the historic Port of Charlestown just a short distance away.

Leasehold - 125 years commencing 20/12/2012 - Ground Rent - £250.00pa - Service Charge currently £1324.02pa

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.

Room Descriptions

Entrance Hall

Telephone access intercom, central heating control, large storage cupboard with hot water cylinder, RCD unit.

Shower Room

8' 2" x 4' 6" (2.49m x 1.37m) Fitted with a white suite comprising of a double shower cubicle with mains shower, wash hand basin, low level W.C. extractor, low voltage lighting, vertical towel radiator.

Bedroom 1

11' 10" x 9' 3" (3.61m x 2.82m) Large mirrored fitted wardrobe cupboard, window to the rear.

Bedroom 2

9' 2" x 7' 3" (2.79m x 2.21m) Window to the rear.

Kitchen

14' 0" x 7' 5" (4.27m x 2.26m) fitted with wood effect fronted units including a built in fridge/freezer, built in Bosch oven with ceramic hob and extractor above, Neff dishwasher, low voltage lighting, window to the rear,

Lounge

11' 8" x 9' 3" (3.56m x 2.82m) With French doors and full height windows either side leading to the balcony. fitted with an iron and glass balustrade. The balcony overlooks the woodland setting.