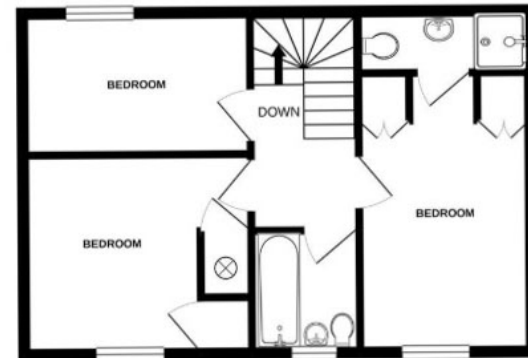
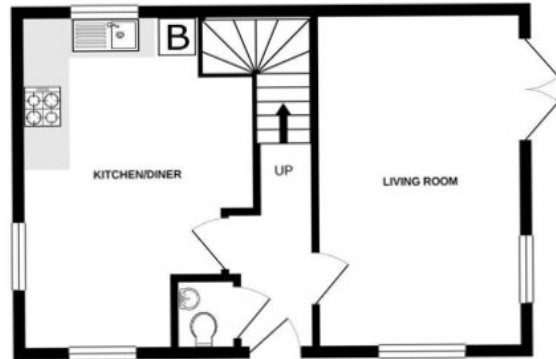


GROUND FLOOR

1ST FLOOR



BAY VIEW ROAD, DUPORTH, ST AUSTELL, CORNWALL PL26 6BN

PRICE £340,000



**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.

SITUATED ON THIS PRIME COASTAL DEVELOPMENT WHICH EXCLUSIVELY FEATURES ACCESS TO THE RESIDENCE ONLY PRIVATE BEACH IS THIS MODERN BACK TO BACK SEMI DETACHED HOUSE WHICH HAS PARTLY BEEN FINISHED IN STONE WORK, FEATURING GRANITE LINTELS OVER THE WINDOWS GIVING THIS MODERN HOUSE A MORE PERIOD LOOK. THE ACCOMMODATION IS WELL PLANNED FOR MODERN LIVING WITH A LARGE KITCHEN/DINING ROOM, WELL LIT LOUNGE WITH FRENCH DOORS TO THE SIDE GARDEN, ENTRANCE HALL WITH CLOAKROOM, THREE GOOD SIZED BEDROOMS WITH THE MAIN BEDROOM ENJOYING AN EN SUITE SHOWER ROOM AND FAMILY BATHROOM.

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### The Property

Situated on this prime coastal development which exclusively features access to the residence only private beach is this modern back to back semi detached house which has partly been finished in stone work, featuring Granite lintels over the windows giving this modern house a more period look. The accommodation is well planned for modern living with a large kitchen/dining room, well lit lounge with French doors to the side garden, entrance hall with cloakroom, three good sized bedrooms with the main bedroom enjoying an en suite shower room and family bathroom.

Outside space is provided by front and side open plan garden, whilst to the right hand side an enclosed side garden with gated access provided from the side driveway also providing access to the garage.

Gas central heating and Upvc windows and doors are fitted throughout.

Number 59 stands quite predominately and affords seaward views from the front.

### Room Descriptions

#### Entrance Hall

Attractive tiled flooring. Glass wood panel doors into lounge and through into the kitchen/diner. Door into cloakroom WC.

#### Cloakroom

Comprising of low level WC and wash hand basin with tiled splash back . Low level extractor fan.

#### Lounge

5.05m x 3.09m (16'6" x 10'1")  
Offering a dual aspect from two double glazed windows and double glazed French doors, and leading out onto the enclosed garden. Telephone point. Television aerial point.

#### Kitchen/Dining Room

16' 6" x 12' 3" (5.03m x 3.73m)  
Offering a triple aspect from three double glazed windows, one to the front, side and rear. The kitchen comprises of a range of painted Grey fronted wall and base units plus speckled roll top laminated work surface and tiled splash back. Incorporating four ring gas hob, hidden extractor and integrated oven beneath. Under unit space for white good appliances. One and a half bowl stainless steel sink and drainer with mixer tap.

#### Landing

Stairs turn to the first floor landing with access to loft.

#### Bedroom 1

3.15m x 3.44m (10'4" x 11'3")  
Window to front with views over towards Sea Road, Carlyon Bay and a further window to the side with an outlook over the rear garden, two sets of double built in wardrobes. Door into en-suite.

#### En suite Shower room

0.95m x 3.17m (3'1" x 10'4")  
Comprising of low level WC, wash hand basin and bifold door into shower cubicle. Part tiled wall surround. Shaver socket, extractor fan.

#### Bedroom 2

2.98m x 2.29m (9'9" x 7'6")  
Window to the front enjoying elevated views across and partial glimpses of St Austell Bay. Built in wardrobe storage, door into the airing cupboard housing the mega flow pressurised hot water system and hanging rail.

#### Bedroom 3

3.37m x 2.03m (11'0" x 6'7")  
Window to the front with good open outlook.

#### Bathroom

1.69m x 2.09m (5'6" x 6'10")  
Comprising of a white suite with low level WC, wash hand basin and panel bath. Partly tiled wall surround. Chrome heated vertical towel rail. Wall mounted vanity storage unit. Shaver socket. Obscure window to the front.

#### Garage

18' 6" x 8' 6" (5.64m x 2.59m)  
With power and light available

#### Outside

To the front of the property is a level lawn garden which extends around to the left hand side of the property. The main garden area lies to the right hand side and is slightly raised and walled offering excellent privacy. The garden is planted with an assortment of colourful shrubs and gravelled area ideal for those who enjoy a low maintenance garden. There is a gate to the side leading to a tarmac drive way with parking for two cars and access to the garage.