

GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.
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 service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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10 ORCHARD WAY, DUPORTH, ST AUSTELL

PRICE £339,950



FOR SALE – CHAIN FREE! THREE-BEDROOM MID-TERRACE HOME IN A SOUGHT-AFTER COASTAL LOCATION WITH EXCLUSIVE PRIVATE BEACH ACCESS. BRIGHT LOUNGE, DINING ROOM, WELL-APPOINTED KITCHEN, AND GAS CENTRAL HEATING. MASTER WITH EN-SUITE PLUS STYLISH FAMILY BATHROOM. SUNNY ENCLOSED REAR GARDEN, CARPORT, AND PARKING. VIEW TODAY!

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.



The Property

For Sale – Chain Free! Nestled in a highly desirable coastal residential location, this beautifully presented three-bedroom mid-terrace home offers exclusive access to a private beach, reserved solely for residents of the development. Enjoying a bright and spacious layout, the property benefits from gas central heating and comprises an entrance lobby, cloakroom, large dual-aspect lounge, separate dining room, and a well-appointed kitchen. Upstairs, you'll find three generously sized bedrooms, including a master with en-suite shower room, alongside a stylish family bathroom. The property features new flooring and carpets throughout. Externally, the home boasts a carport plus an additional parking space, while the sunny enclosed rear garden provides the perfect retreat. Don't miss the opportunity to secure this fantastic coastal home—arrange your viewing today!

Duporth, nestled near the historic harbor village of Charlestown, offers an idyllic coastal lifestyle with breathtaking scenery and exclusive beach access. Homeowners can enjoy the charm of Charlestown Harbour, famous for its tall ships and maritime heritage, alongside a selection of quaint cafes, galleries, and local dining spots. The nearby Duporth Beach provides a peaceful retreat, perfect for seaside walks and relaxation. Outdoor enthusiasts can explore the South West Coast Path, linking Duporth to Porthpean Beach and beyond. With its blend of natural beauty, rich history, and modern conveniences, Duporth presents a rare opportunity for coastal living at its finest.

Room Descriptions

Entrance Hall

This well-appointed home welcomes you with a panelled door leading into the entrance hall, where stairs rise to the first floor. From here, access flows seamlessly to the lounge and kitchen, while an additional door leads to the cloakroom, conveniently housing the RCD unit for modern electrical safety.

Dining Room

8' 3" x 10' 8" (2.51m x 3.25m)
Featuring a half-glazed door leading to the rear garden and rear facing window. French glazed doors provide seamless access to the lounge, enhancing the sense of openness and connection throughout the home.

Cloakroom

With low level W.C wash hand basin, extractor fan.

Kitchen

7' 3" x 10' 8" (2.21m x 3.25m)
Window to the front, this well-equipped kitchen features a good range of base units and high-level cupboards for ample storage. A built-in dishwasher, gas hob with steel splashback and extractor, and a double oven enhance functionality, while an under-unit heater adds extra comfort. Space and plumbing for a washing machine ensure convenience, and an open passageway seamlessly connects the kitchen to the dining room, creating a natural flow for everyday living and entertaining.