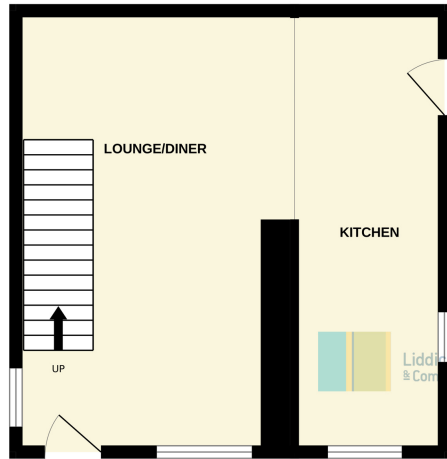
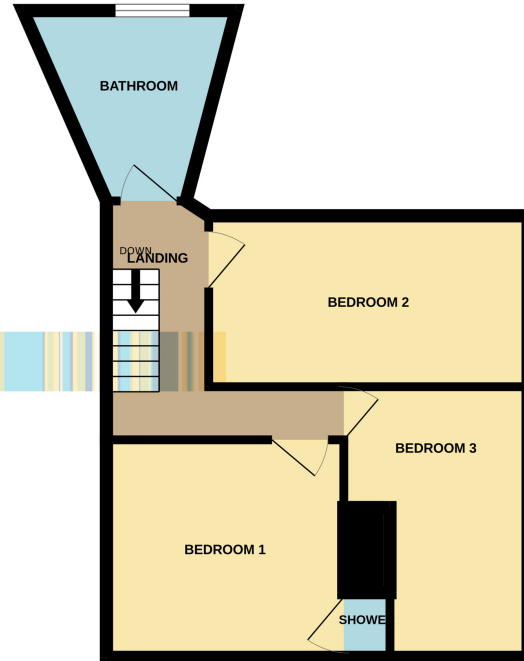


GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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 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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**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.

**DUPORTH ROAD, ST AUSTELL**

**PRICE £450,000**



**THIS CHARMING AND UNEXPECTEDLY SPACIOUS THREE-BEDROOM END-TERRACE COTTAGE IS IDEALLY LOCATED JUST A STONE'S THROW FROM THE HARBOUR, CLOSE TO ALL VILLAGE AMENITIES. NESTLED IN ONE OF THE AREA'S MOST SOUGHT-AFTER VILLAGES, THE PROPERTY IS WITHIN WALKING DISTANCE OF A HISTORIC HARBOUR, ONCE ONE OF THE BUSIEST PORTS AND LARGEST EXPORTERS OF CLAY WORLDWIDE, MAKING IT A POPULAR TOURIST DESTINATION FULL OF CHARACTER AND HISTORY. THE ACCOMMODATION INCLUDES AN OPEN-PLAN LOUNGE THAT LEADS TO A SEPARATE KITCHEN, THREE GENEROUSLY SIZED BEDROOMS, AND A BATHROOM. OUTSIDE, THERE IS A DRIVEWAY WITH SPACE FOR TWO CARS AND A SMALL COURTYARD GARDEN. THIS PROPERTY IS PERFECT FOR BOTH FULL-TIME LIVING OR AS AN INVESTMENT OPPORTUNITY.**



## Room Descriptions

### Kitchen Area

21' 0" x 6' 4" (6.40m x 1.93m) Half glazed stable door to the kitchen area, with double glazed window to the front and side, a range of wood fronted units, space and plumbing for washing machine, wall mounted Glowworn gas boiler, sink unit, built in oven, open beamed ceiling.

### Outside

To the front of the property is a small courtyard area, whilst to the right hand side is a driveway/ parking area suitable for two cars.

### Living Area

21' 0" x 12' 4" (6.40m x 3.76m) six double wall lights, window and window seat to the front, wrought iron fireplace, half glazed door leading to the stairwell, under stairs cupboard and small recess, electric meter cupboard, window to the side and door to the front.

### Bathroom

9' 3" x 9' 3" (2.82m x 2.82m) Window to the rear, corner storage unit, wash hand basin, low level W.C. panelled bath, tiled floor.

### Bedroom 1

13' 6" x 9' 10" (4.11m x 3.00m) Window to the front, recess shower with mains shower.

### Bedroom 2

14' 0" x 7' 6" (4.27m x 2.29m) Window to the side.

### Bedroom 3

13' 5" x 6' 4" (4.09m x 1.93m) Window to the front and side.

## The Property

This charming and unexpectedly spacious three-bedroom end-terrace cottage is ideally located just a stone's throw from the harbour, close to all village amenities. Nestled in one of the area's most sought-after villages, the property is within walking distance of a historic harbour, once one of the busiest ports and largest exporters of clay worldwide, making it a popular tourist destination full of character and history. The accommodation includes an open-plan lounge that leads to a separate kitchen, three generously sized bedrooms, and a bathroom. Outside, there is a driveway with space for two cars and a small courtyard garden. This property is perfect for both full-time living or as an investment opportunity.

The property benefits from gas central heating.

Designated as a World Heritage Site, Charlestown is a historic port on the South coast of Cornwall, just outside St Austell, and recently gained fame through its feature in the BBC's Poldark series. This vibrant and thriving coastal village is a popular destination for holidays in Cornwall. It offers a primary school, a variety of restaurants, pubs, cafés, a playing field, and two beaches on either side of the harbour. Charlestown is also conveniently located for easy access to St Austell and surrounding amenities, with the mainline railway station at St Austell just 1.5 miles away.