

**BAY VIEW 67, DUPORTH, ST AUSTELL, CORNWALL,
CORNWALL PL26 6AW**

PRICE £659,950



LIDDICOAT & COMPANY ARE DELIGHTED TO OFFER THIS IMMACULATELY PRESENTED DETACHED COASTAL HOME OFFERING 4 BEDROOMS SITUATED WITHIN A POPULAR RESIDENTIAL AREA OF DUPORTH AND WITHIN EASY ACCESS OF STUNNING CORNISH BEACHES AND COAST LINE. THE PROPERTY ALSO HAS THE ADVANTAGE OF PRIVATE ACCESS TO A BREATHTAKING BEACH (EXCLUSIVE TO RESIDENTS OF THE ESTATE ONLY) ONLY A FEW MINUTES WALK AWAY. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, CLOAKROOM, OFFICE, UTILITY ROOM, LOUNGE, KITCHEN AND DINING ROOM TO THE GROUND FLOOR. THE LANDING LEADS TO THE FAMILY BATHROOM AND 4 BEDROOMS - 2 OF WHICH ARE EN SUITE. LOCAL FACILITIES AND AMENITIES INCLUDE; SHOPS, SUPERMARKETS, PUBS, RESTAURANTS AND LOCAL BUS AND TRAIN LINKS. THERE IS ALSO A SELECTION OF PRIMARY AND SECONDARY SCHOOLS WITHIN THE LOCAL AREA. HALF A MILE FROM THE PICTURESQUE HARBOUR SIDE VILLAGE OF CHARLESTOWN.



TOTAL AREA: APPROX. 152.6 SQ. METRES (1642.5 SQ. FEET)



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.



Room Descriptions

Entrance Hall

Two PVCu double glazed windows to front, radiator, ceramic tiles, ceiling spotlights, stairs to the first floor, door to under-stairs storage cupboard. Security alarm system.

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low level WC and extractor fan, half height tiling to all walls, radiator, ceramic tiled flooring with ceiling spotlights.

Lounge

23'3 x 12'7 (7.08m x 3.84m) PVCu double glazed bay window to front, two PVCu double glazed French doors to the rear, feature electric fireplace with marble surround and hearth, two radiators, ceiling spotlights.

Study

8'0 x 9'0 (2.44m x 2.75m) PVCu double glazed window to front, radiator, ceiling spotlights.

Utility Room

5'11 x 5'10 (1.80m x 1.77m) Fitted with a matching range of base units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, radiator, ceramic tiled flooring with ceiling spotlights

Kitchen/Dining Room

11'6 x 10'4 (3.51m x 3.15m) Fitted with a matching range of base and eye level units with granite worktop space over, matching island unit with 4 deep pan drawers and two cutlery drawers, granite top with overhang for bar stools, one and a half bowl stainless steel sink unit with mixer tap, integrated fridge, freezer and dishwasher, built-in electric double oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, radiator, ceramic tiled flooring

with ceiling spotlights, open plan to:

Dining Room

11'6 x 10'4 (3.51m x 3.16m) Two PVCu double glazed french doors to rear, radiator, ceramic tiled flooring with ceiling spotlights.

Landing

PVCu double glazed window to front, radiator, fitted carpet with ceiling spotlights.

Bedroom 1

11'6 x 12'7 (3.51m x 3.84m) PVCu double glazed window to rear, built-in wardrobe(s) with full-length mirrored sliding doors, radiator, fitted carpet with ceiling spotlights

En Suite

Fitted with four piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, tiled double shower cubicle with electric power shower and low level WC, full height tiling to all walls, heated towel rail, extractor fan, shaver point, PVCu obscure double glazed window to rear, tiled flooring with ceiling spotlights.

Bedroom 2

12'1 x 10'7 (3.68m x 3.22m) PVCu double glazed window to rear, built-in wardrobes with full-length mirrored sliding doors, radiator, ceiling spotlights, access to roof void.

En Suite

Fitted with three piece suite comprising pedestal wash hand basin with mixer tap, tiled shower cubicle with electric power shower and low level WC, heated towel rail, extractor fan, shaver point, PVCu obscure double glazed window to rear, tiled flooring with ceiling spotlights.

Bedroom 3

9'5 x 12'10 (2.86m x 3.90m) Two PVCu double glazed windows to front, radiator, ceiling spotlights, sea views. Wardrobe cupboards.

Bedroom 4

7'2 x 12'10 (2.19m x 3.91m) Two PVCu double glazed windows to front, radiator, ceiling spotlights, sea views. Wardrobe cupboards

Bathroom

Fitted with three piece suite comprising panelled bath with shower attachment over and mixer tap, pedestal wash hand basin with mixer tap and full height tiling to all walls and low level WC, heated towel rail, extractor fan, shaver point, PVCu obscure double glazed window to side, tiled flooring with ceiling spotlights.

Floor Area

Total area (approx) 152.6 sq metres / 1642.5 sq feet.

Double Garage

The garage has light and power, One door has an electric closer. There is a pulley system for hanging two kayaks from the ceiling and the walls are lined and painted white

The Property

Liddicoat & Company are delighted to offer this immaculately presented detached coastal home offering 4 Bedrooms situated within a popular residential area of Duporth and within easy access of stunning Cornish Beaches and Coast Line. The property also has the advantage of private access to a breathtaking beach (exclusive to residents of the estate only) only a few minutes walk away. The accommodation comprises of Entrance Hall, Cloakroom, Office, Utility Room, Lounge, Kitchen and Dining Room to the Ground Floor. The Landing leads to the Family Bathroom and 4 Bedrooms, all with either fitted or built in wardrobes - 2 of which are En Suite. Local facilities and amenities include; Shops, Supermarkets, Pubs, Restaurants and local Bus and Train links. There is also a selection of Primary and Secondary Schools within the local area. Half a mile from the picturesque harbour side village of Charlestown.

The property benefits from good quality fixtures and fittings throughout, along with a Gas Central Heating System and Double Glazing. Also benefiting from a large dual aspect reception Room, a well fitted Kitchen with integrated appliances and granite worktops, open plan to the Dining Room, Family Bathroom in addition to 2 En Suites, Double Garage, Two parking spaces and attractive mature garden to Front and South Facing landscaped enclosed garden to Rear. To the first floor there are sea glimpses to the front.