



8 Pagoda Drive

8 Pagoda Drive, Duporth, St. Austell, Cornwall, PL26 6AW



Duporth Beach about 800 yards St Austell
Town Centre 1.5 miles Charlestown ½ mile

On the popular Two Coves
Development in Duporth, a
delightfully presented semi-
detached contemporary residence

- Sought After Location
- Entrance Hall
- Kitchen
- Dining Room
- Living Room
- 3 Bedrooms (1 En Suite)
- Bathroom
- Garage and Parking Space
- Communal Beach with Gated Access
- Rear Enclosed Garden

Guide Price £325,000



SITUATION

8 Pagoda Drive is situated on the popular Two Coves Development in Duporth. There is walking gated access through the estate to Duporth Beach, and St Austell town centre is only about 1.5 miles. Furthermore, the historic port of Charlestown is about half a mile to the east which boasts a range of restaurants, public houses, gift shops and so forth. The coast is renowned for its stretch of scenic walks along the South West Coastal Footpath and there are beaches at Duporth and Porthpean as well as a sailing club at the latter. There is a golf club in the vicinity, as well as other recreational facilities and amenities at St Austell, where there is a comprehensive range of shopping, cinema, schooling and banking. From St Austell there is a railway station on the London Paddington line.

DESCRIPTION

The sale of 8 Pagoda Drive presents a tremendous opportunity to purchase a fine semi-detached residence with well-presented contemporary accommodation throughout and which benefits from the first floor being slate hung and therefore of low maintenance.

The approach is via a front door to an enclosed Entrance Porch with internal door opening to an Entrance Hall with tiled floor, stairs off to first floor and a spacious Cloakroom. Off is a well-proportioned and presented Living Room with double aspect including double doors opening to the rear garden and a Kitchen with a range of matching modern white base and eye level units with rolled worktop surfaces to attractive splashback tiling. The kitchen includes a stainless steel single drainer sink unit with vegetable bowl, AEG 4 gas rings with extractor hood over, Electrolux microwave, AEG fan assisted oven and separate oven and grill, integral Electrolux dishwasher and integral washer/dryer and refrigerator/freezer.

Linking the Kitchen and the Living Room is a Dining Room with matching tiled floor and outlook to the rear garden.

On the first floor, off a Central Landing with Airing Cupboard, is a Main Bedroom with En Suite Shower Room with corner fully tiled

shower cubicle, wc, pedestal washbasin, chrome wall mounted towel radiator, mirror fronted double bathroom cabinets and shaver point; a Second Double Bedroom and a Third Bedroom with a pair of fitted double wardrobes, and a Bathroom. The Bathroom includes a tiled bath with shower fitment and shower screen over, wide mirror with downlighters, chrome wall mounted towel radiator, pedestal washbasin and wc.

THE REAR ENCLOSED GARDEN

With a side entrance and approached from both the Dining Room and the Living Room is a regular shaped and fence enclosed garden with central lawn with stone chipped and paved areas to the side and a corner raised decked seating area - all with various shrubs and plants. In addition, there is a Garden Shed and a Recycling Store.

THE GARAGE AND PARKING

A short distance to the west is a single garage with up and over door and outside car parking space.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

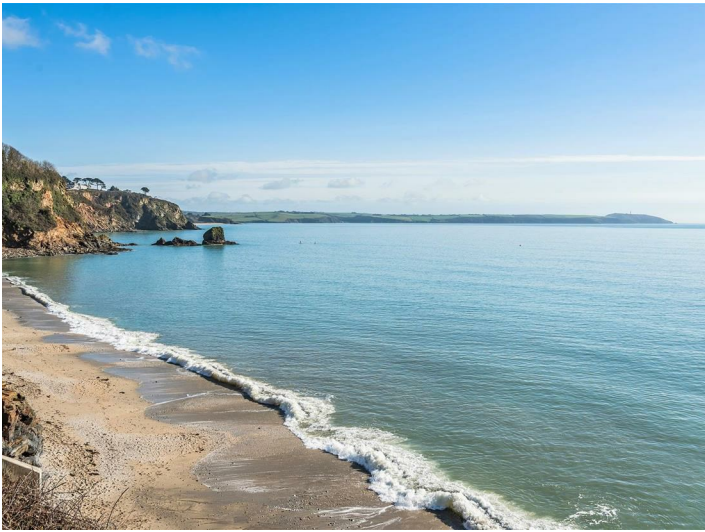
Proceed to St Austell, pass Asda and at the next set of traffic lights turn right into Porthpean Road towards Duporth. Continue straight over at the roundabout and after about a further 200 yards, turn left towards Charlestown and after about 100 yards turn right into Bay View Road. Follow the road around to the left and after a short distance, turn left into Pagoda Drive and number 8 will be seen on the left-hand side.

SERVICES

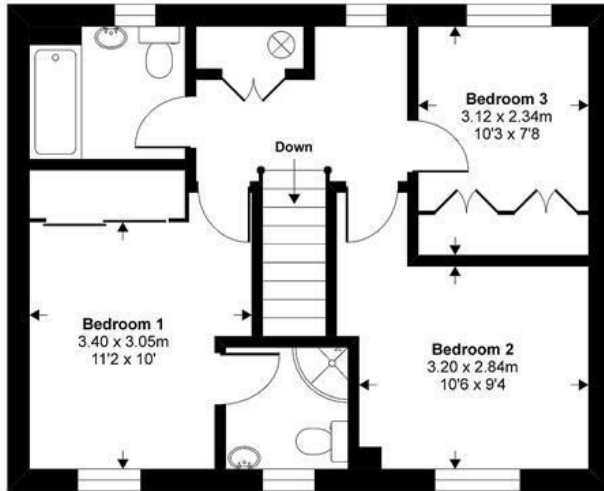
All mains services connected. Gas fired central heating. Double-glazed. TV and telephone points around the house.

MANAGEMENT COMPANY

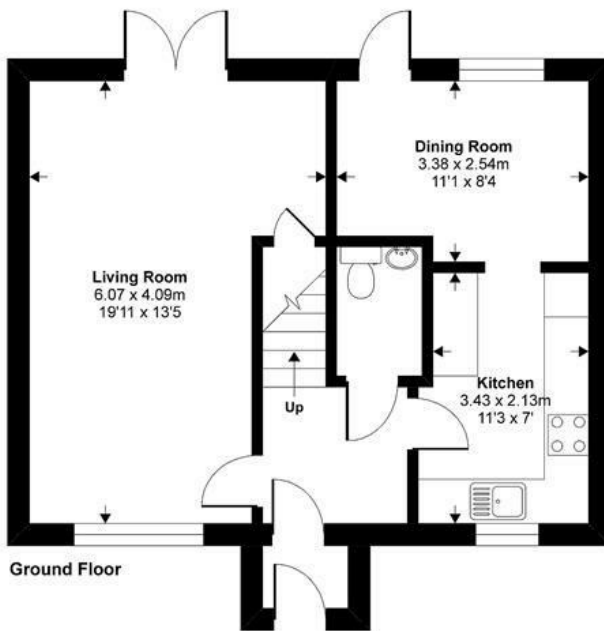
There is a management company and the annual estate maintenance service charge is in the region of about £230 per annum.



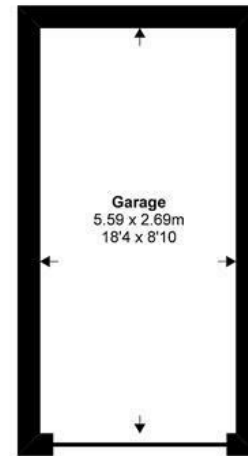
Approximate Area = 1021 sq ft / 94.9 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 1182 sq ft / 109.8 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Stags. REF: 694707

These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	(78) C	(89) D
(69-84) G	(55-68) E	(35-52) F	(2-48) G
Net energy-related - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2020/9/18	

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