

## 26 WOODLAND VIEW, DUPORTH, PL26 6DR GUIDE PRICE £294,950



\*\* CHAIN FREE \*\*

A TRULY WONDERFUL AND SPECTACULAR PENTHOUSE, LEASEHOLD APARTMENT WITH TWO DOUBLE BEDROOMS, BOTH WITH EN-SUITE FACILITIES. THE PROPERTY IS IMMACULATEDLY PRESENTED THROUGHOUT WITH A DELIGHTFUL BALCONY WITH ELEVATED SEA VIEWS TO THE LEFT HAND SIDE FACING MANAGED WOODLAND TO THE REAR. THE PROPERTY OFFERS ACCESS TO A PRIVATE BEACH. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS DELIGHTFULLY KEPT APARTMENT. THE CURRENT OWNER HAS GREATLY IMPROVED THE PROPERTY OVER RECENT YEARS BY UPDATING THE FLOORING, THE EN-SUITES, KITCHEN, ALL TILING AND THE ADDITION OF POLISHED CHROME LIGHT AND POWER SWITCHES. THE LEVEL OF DETAIL REALLY IS EXCEPTIONAL. EPC - D





The property is situated in the popular coastal location of Duporth Bay, with access to a private beach which can be accessed via a coastal footpath. Situated within the catchment area for Charlestown Primary School and Penrice Secondary School. Charlestown with its harbour, range of galleries and restaurants, and Porthpean with its beach and golf course are within close proximity. St Austell town centre is situated approximately one mile away and offer a wide range of shopping educational and recreational facilities including a mainline railway station and leisure centre. Most water sports are catered for along the south coast and there are many fine coastal walks. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

#### Directions:



From St Austell Town travel out onto the A390 along Southbourne and Trevanion Road and along Cromwell Road passing the Asda Superstore. Turn right at the traffic lights onto Porthpean Road. Follow the road along for approximately a quarter of a mile and take the first left signposted for Charlestown. Head down the hill and the Duporth development will

appear on the right hand side. Turn right and follow the road in and around. Towards the end of the road it bears around and down to the left, turn right here onto Woodland View, the apartment block is accessed by taking the steps down on the left hand side. Access is through the communal entrance. There is allocated parking via numbered parking bays.

#### Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

To the front of the block a numbered parking space provides allocated off road parking. A steel raised walkway provides access to the communal entrance complete with post box and stairs leading to the top floor providing access. The Penthouse is accessed by a hardwood door with inset spyhole and provides access to the entrance hall.



#### Entrance Hall:

18'2" x 3'5" (5.56m x 1.06m)



Doors off to kitchen/lounge/diner. Door to double bedrooms one and two. Door to airing cupboard housing the hot water tank with further slatted storage

options to the left hand side. Luxury vinyl tiled wood effect flooring. Radiator. Telephone handset for remote entry. Loft access hatch.

### **Kitchen/Lounge/Diner:**

21'4" x 22'11" (6.52m x 7.00m)



(maximum measurement)

A delightful and spacious room with Upvc double glazed patio doors allowing access to the elevated balcony with full length sealed glazed units to right and left hand side providing a tremendous amount of natural light. Further Upvc double glazed window to rear elevation with bespoke plantation shutters, providing natural light to dining area. Updated luxury vinyl tiled wood effect flooring. Updated kitchen with matching wall and base kitchen units. Square edged Corian work tops and real wood work top on central island. One and a half bowl sink with matching draining board and central mixer tap. The kitchen benefits from integral washer dryer and dishwasher, integral fridge freezer and also offers soft close technology and intelligent storage. Four ring electric oven with fitted extractor hood above and fitted electric oven below with marble effect splashback. Updated tiling to water sensitive areas. Space for dining table and sofa. Two radiators. Telephone point. Television aerial point. Inbuilt satellite wiring.





**Bedroom Two:**  
12'7" x 11'9" (3.86m x 3.60m)



(maximum measurement)  
A generous double bedroom with Upvc double glazed window to front elevation with bespoke plantation shutters providing tremendous natural light. Door into en-suite shower. Luxury vinyl tile wood effect flooring. Radiator, Television aerial point.

**En-Suite Shower Room:**  
6'6" x 9'1" (1.99m x 2.78m)



Refreshed by the current vendor with Upvc double glazed window to front elevation with patterned obscure glass. Matching three piece white shower suite comprising low level flush WC with dual flush technology, large ceramic hand wash basin with central mixer tap set on vanity storage unit offering two storage drawers below with soft close technology and large fitted shower cubicle with sliding glass shower door and wall mounted shower. Tiled walls to water sensitive areas. Heated towel rail. Electric plug in shaver point. Fitted extractor fan.

**Bedroom One:**  
13'6" x 10'7" (4.12m x 3.23m)



(maximum measurement)  
Upvc double glazed window to the rear elevation enjoying a delightful outlook over woodland to the rear with bespoke plantation shutters. Luxury vinyl tile wood effect flooring. Door to en-suite bathroom. Radiator. Television areal point. Telephone point.



**En-Suite Bathroom:**  
4'4"x 6'11" (1.34mx 2.13m)



(maximum measurement)  
Refreshed by the current owner with matching three piece white bathroom suite comprising low level flush WC with dual flush and soft close technology, ceramic hand wash basin with central mixer tap and set on vanity storage unit offering two drawer storage below and panel enclosed bath with central mixer tap complete with fitted wall mounted shower attachment and folding glass shower screen. Heated towel rail. Tiled walls to water sensitive areas. Extractor fan. Luxury vinyl tile wood effect flooring. Electric plug in shaver point.

**Outside:**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Agents Note:

This leasehold property was granted with 125 year lease from 2010.

Ground Rent is £340 per year this has recently been reviewed and is now fixed at this amount for the next 10 years.

£750 per year maintenance, this can be paid monthly. £238 per year management charge to Community Interest Party, this covers maintenance of the site and grounds and includes the weekly clean of the private beach and maintenance of the woodland to the rear of the property and all communal gardens and areas. We understand that the woodland to the rear of the property was a gift for Charles Rashleigh's wedding. The trees were planted at Heligan and transported to Duporth in 1776.





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