



6 Woodland View, Duporth, St Austell.

£169,950

A lovely two bed first floor apartment with full vacant possession – fitted kitchen and modern bathroom, balcony with views over gardens to the sea, access to private sandy beach!

- Two bed first floor apartment
- Balcony with views over gardens and the sea
- Private parking & no onward chain
- Good size sitting/dining room
- UPVC double glazed windows
- Access to private beach

Tel: 01872 561642

www.purecornwall.co.uk



6 Woodland View Duport PL26 6DR

The Area

The apartment is located in semi woodland setting near the coast, just outside of St Austell and located a 10 minute walk from the historic port of Charlestown. Local amenities include golf courses at Porthpean (3 min), Carlyon Bay (5min) and St Austell (12min). The Cornwall Hotel Spa Estate (www.thecornwall.com) is about 2 miles away and has full gym, spa and beauty treatments. Within a 5 minute drive is an Asda superstore and a Tesco store as well as many local food outlets and takeaways. Charlestown has the Cornish Shipwreck centre and several pubs and some excellent local restaurants. Duport is also conveniently situated for the Eden project and the Lost Gardens of Heligan which are both about 5 miles away. St Austell has a comprehensive range of shopping and commercial facilities.

The Accommodation

This apartment has an unusual benefit of having access to a private beach via a footpath open to residents at Duport, it is a sandy south facing beach with great swimming!

The apartment has recently been constructed and has contemporary features with a fitted kitchen with all appliances included and a modern white bathroom suite. There is a spacious sitting/dining room with a lovely balcony with glass balustrade offering views over the communal gardens to the front and also partial sea views to the right hand side over St Austell bay. The windows are double glazed and the apartment is heated by a new efficient electric system via radiators. Outside there are large communal grounds and gardens mainly to the front with a sunny aspect and there is a allocated parking space which is quite near the steps leading into the building. Attractively priced with views and so well appointed we wholeheartedly recommend an early viewing.

Door to communal hall, visitor's telecom panel, stairs to first floor, door to hall, door to:

Entrance Hall

A spacious hall with four steps up to hallway, radiator, large built in airing cupboard with water tank and electric heating system, doors to:

Kitchen 10 x 9

A beautifully fitted kitchen contemporary white coloured fronted units with light Earthstone work surfaces, brushed aluminium handles, appliances included: Built in fridge/freezer, 4 ring halogen hob, electric oven and grill, overhead extractor fan, built in dishwasher, washing/dryer machine, Tiled floor, window to rear.

Sitting/Dining room 17'4 x 10'7

A good size reception room having large glazed windows and veranda door to the front with open views across the communal gardens, table with seating for 6 people, radiator, gloss red coloured base cupboard, radiator, Telephone point, TV point, doors to:

Balcony 10'7 wide

Glass balustrade, lovely views over the gardens and adjacent over neighbouring houses to the sea.

Family bathroom/wc

A lovely modern white suite with panelled bath and shower over, Perspex screen, hand wash basin, tiled walls, tiled floor, shaver point, wall cabinet.

Bedroom 1 16 max x 8'5

A good size bedroom with a light and airy aspect with a window to the front aspect with views over communal gardens, carpeted, radiator, TV point.

Bedroom 2 9'3 x 7'10

Double glazed window to rear aspect, radiator, carpeted.

Parking

There is one private parking space located up the steps just around the corner from the entrance.

Gardens

There are communal gardens to the front of the apartment and there a selection of small trees and flowering shrubs with a gently sloping lawn available for use by the residents.

Private beach

The owners here at Duport enjoy the use of a lovely private beach which is only a 10 minute walk away through a small woodland area and also has access onto the coastal path.

Services – mains water, mains drainage, electricity. Electric heating via radiators.

Viewing strictly by appointment 01872 561642

Private beach pictured below.



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