



10 Clock Tower Court

10 Clock Tower Court, Duporth, St. Austell, PL26 6DU



St Austell Town Centre 1.5 miles
Charlestown 0.5 miles

An attractive contemporary townhouse in a superb location, close to the south coast, with private access to Duporth beach and neighbouring woodland.

- Remainder of 10 Year NHBC warranty
- No Onward Chain
- Double Glazing Throughout
- Top Floor Sea Views
- Private Access To Duporth Beach
- Master Bedroom with En Suite
- Gas Central Heating
- Private Balcony
- Coastal Location
- Garage and Off Road Parking

Guide Price £395,000



Situation

10 Clock Tower Court is situated on the popular Two Coves Development in Duporth, boasting private pedestrian access to Duporth Beach and adjacent woodland. The historic port of Charlestown is about half a mile to the east, where you can enjoy a range of restaurants, public houses, gift shops and a beautiful harbour. Roughly 1.5 miles away you will find St Austell town centre, where you will find an array of amenities, including a selection of supermarkets, a cinema, high street shops, a mainline train station and much more,. Further to all of this, the neighbouring village of Porthpean is home to a golf course, sailing club, and a sandy beach, should a change of scenery be desired!

The Property

This contemporary and attractive townhouse style property at Clock Tower Court was constructed in 2014 and therefore benefits from the remainder of its 10 year NHBC warranty.

The accommodation is spacious and laid out over three floors, with garage below. The modern design of this property, ensures excellent flow throughout, with the real hub of the house being the top floor living room, with south facing balcony, that benefits from gorgeous sea views. This home also offers; three double bedrooms, one with en suite, a lovely family bathroom, and a modern fitted kitchen, with an array of built in appliances. There are two separate entrances to the property, one on the lower ground floor beside the garage to the front and the other to the rear, onto the ground floor. This property offers a

fabulous opportunity for a coastal lifestyle, with private access to the nearby beach and woodland, a garage to store your selection of water sports gear and is just a short distance from the South West Coastal Path. For anyone looking for an ideal lock up and leave property, a low maintenance family home or even as an investment, this lovely townhouse could be an excellent fit.

Outside

The property comes with the added benefit of a designated parking space in front of the aforementioned garage. Clock Tower Court also has access to the well maintained and attractive communal gardens within the development.

Services

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

Viewing

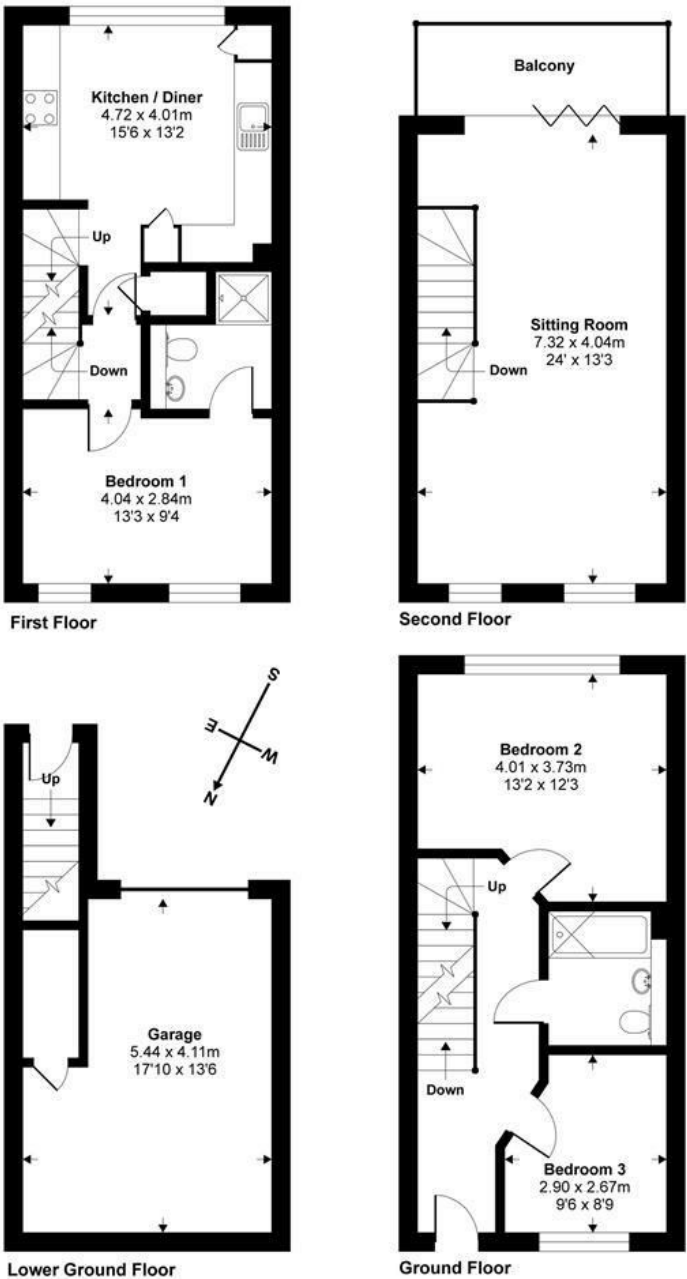
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

Directions

Proceed into 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. After about 80 yards turn right into Bay View Road. Follow the road around, heading past Pavillion Rise, towards Rashleigh Road, take the second right and 10 Clock Tower Court is located about three quarters of the way down the terrace on your right hand side.



Approximate Area = 1376 sq ft / 127.8 sq m (includes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 781292.

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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