



**MAY WHETTER & GROSE**

**DUPORTH VILLA, THE DRIVE, DUPORTH, PL26 6AL**  
**GUIDE PRICE £675,000**



A SPACIOUS DETACHED HOUSE LOCATED IN AN EXTREMELY POPULAR NO THROUGH ROAD SETTING. THE PROPERTY BENEFITS FROM FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS PLUS A LARGE L-SHAPE SUN ROOM. WITH A GOOD SIZE INTEGRAL DOUBLE GARAGE AND AMPLE OFF ROAD PARKING COURTESY OF A HORSE-SHOE DRIVE. THE HOME IS SITUATED IN A GENEROUS PLOT AND IS WITHIN CLOSE PROXIMITY TO THE COAST WITH BAY VIEWS TO THE REAR AND IS LOCATED WITH IN CLOSE REACH OF AMENITIES. MAJORITY UPVC DOUBLE GLAZING THROUGHOUT AND OIL FIRED CENTRAL HEATING. AN EARLY VIEWING IS DEEMED ESSENTIAL TO FULLY APPRECIATE THIS VERSATILE AND FLEXIBLE FAMILY HOME. EPC - E  
\*PLEASE SEE IMPORTANT AGENTS NOTES\*





### Location

The property is situated in the popular coastal location of Duporth Bay, with private gated access to the beach below. 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 offers 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

Proceed down Charlestown Road into Charlestown. Toward the bottom of the hill, before the roundabout, turn right onto Duporth Road. Follow this road to the top of the hill. Before the junction at the top, turn left onto The Drive, through the two white pillars. The property is then the 6th house on the left hand side of the road. There is a horse-shoe drive allowing good parking options for viewers.

### Accommodation

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

Wood frame door with inset single glazing obscure glass allows external access into entrance hall.

### Entrance Hall

17'5" x 9'1" - max (5.33 x 2.78 - max)



Doors through to WC, Lounge, Dining Room and Kitchen. Carpeted flooring. Carpeted stairs to first floor. Radiator. Textured ceiling. Telephone point.

### W.C.

7'1" x 3'1" (2.16 x 0.94)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece updated WC suite comprising low level flush WC with

dual flush technology and ceramic hand wash basin set on vanity storage unit with central mixer tap and additional storage below. Tiled walls to water sensitive areas. Tiled flooring. Heated towel rail. Textured ceiling.

### Lounge

15'11" x 13'8" - max (4.87 x 4.19 - max)



Upvc double glazed bay window to side elevation providing a great deal of natural light. Either side of the chimney breast there are two single glazed windows allowing additional light. Focal fireplace with slate backing, tiled hearth and wooden display mantle over with deep recesses. Carpeted flooring. Radiator. Television aerial point.





### Dining Room

14'11" x 11'10" (4.57 x 3.62)



A generous size room. Upvc double glazed window to rear elevation overlooking the wrap around sun room. Carpeted flooring. Single glazed twin doors provide access through to sun room with matching glazing to the left and right elevations. Radiator. Textured ceiling. Serving hatch through to kitchen. Television aerial point. Picture Rail. BT Openreach main telephone point.

### Sun Room

24'7" x 18'1" - max (7.51 x 5.52 - max )



A lovely addition to the property with Upvc double glazed windows to the front, side, rear and opposite side elevations. Twin doors open to provide external access to the spacious and enclosed garden. Carpeted flooring. Textured ceiling. A lovely entertaining space. As previously stated, a double glazed window allows borrowed light through to the lounge. The wrap around sun room benefits from the addition of light and power. Electric heater.



### Kitchen

17'4" x 8'11" (5.30 x 2.72)



Upvc double glazed window to rear elevation overlooking the spacious enclosed rear garden. Wood frame door with single obscure glazing provides access through to rear access. Matching wall and base kitchen units, roll top work surface, stainless steel one and half bowl sink with central mixer tap and matching draining board. Part tiled walls. Wood flooring. Large heated towel rail. Focal coloured glass feature wall. Space for electric oven and cooker with integral dishwasher, and space for American style fridge/freezer. Upvc double glazed window to side elevation. Serving hatch back through to dining room.





### Rear Access

7'7" x 3'4" - max into storage (2.32 x 1.02 - max into storage)

Upvc double glazed door to rear elevation with upper obscure glazing allowing external access. Twin louvre doors open to provide access into in-built cupboard. Wood clad ceiling. Tile effect vinyl flooring. Textured walls. Opening through to boiler area.

### Boiler Area

7'4" x 5'4" (2.24 x 1.63)

Floor standing oil fired combination boiler with roll top worksurface beside. To the rear of the room is an additional worksurface area and space for additional fridge/freezer. Part tiled walls. Continuation of tile effect vinyl flooring. Opening provides access through to utility.

### Utility

11'5" x 7'0" (3.49 x 2.14)



Upvc double glazed patio doors to rear elevation allow access to the spacious and enclosed rear garden. Upvc double glazed window to rear elevation. Matching wall and base kitchen units, roll top worksurfaces. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Part tiled walls. Wood effect laminate flooring. Space for washing machine and tumble dryer. The units benefit from soft close technology.

### Landing

20'7" x 12'7" - max (6.29 x 3.85 - max)



Upvc double glazed bay window with deep display sill and window seat below to front elevation providing a great deal of natural light. Doors off to bedrooms one, two, three, four and family bathroom. Sliding doors open to provide access to a useful in-built cupboard. Textured ceiling. Radiator. Carpeted flooring.

### Bedroom One

22'6" x 17'5" - max (6.86 x 5.31 - max)



Two Upvc double glazed windows to front elevation, further Upvc double glazed patio doors to rear elevation with full length glazing providing lovely elevated views over St Austell Bay to the rear of the property. Carpeted flooring. Door through to en-suite shower. Walk in wardrobe recess. Wall mounted electric heater. To the right hand side of the rear facing doors the current owners use this as an office space but could make an additional walk in wardrobe area.



### En-Suite

10'4" x 5'10" (3.15 x 1.80)



Upvc double glazed window to rear elevation with obscure glazing.



Updated four piece en-suite comprising. Low level flush WC with dual flush technology, panel enclosed bath with central mixer tap and fitted shower attachment. Pedestal hand wash basin with central mixer tap. Separate fitted shower enclosure with glass shower door and wall mounted MIRA Sport electric shower. Wood effect laminate flooring. Large heated towel rail. Wall mounted mirror with back light and heater set within. Water resistant cladding around bath and shower cubicle. Fitted extractor fan.

#### Bedroom Two

14'0" x 13'6" (4.27 x 4.13)



Upvc double glazed bay window to side elevation providing a great deal of natural light. Additional Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Picture rail.

#### Bedroom Three

11'10" x 14'9" (3.62 x 4.50)



Upvc double glazed window to rear elevation with lovely views over St Austell Bay in the distance. Additional Upvc double glazed window to side elevation. Twin louvre doors open to provide access to a useful in-built cupboard. Part tiled walls. Carpeted flooring. Textured ceiling. Part textured walls. Radiator.

#### Bedroom Four

11'3" x 9'3" (3.45 x 2.82)



Upvc double glazed window to side elevation. Door opens to provide access to useful in-built cupboard. Carpeted flooring. Radiator. Picture rail. Loft access hatch.

#### Family Bathroom

11'11" x 5'10" (3.64 x 1.79)



Upvc double glazed window to side elevation with obscure glazing. Matching four piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin, panel enclosed bath with central mixer tap and fitted shower attachment. Fitted shower enclosure with glass shower door and MIRA Sport shower. Tiled walls. Fitted extractor fan. Water resistant flooring. Large heated towel rail. Water resistant clad ceiling. Useful recess offering additional storage options.





## Outside



Conveniently located off a no through road, to the front a horse-shoe drive allows off road parking and good "in and out" access for traffic. The front garden is laid to an array of established planting and shrubbery with a hidden area of circular lawn to the front. To the left and right hand sides the boundaries are clearly defined with wood fencing, to the left hand side is a further array of lawn with an apple tree.

To the right hand side is a further expanse of hidden lawn well enclosed with evergreen planting and shrubbery.



## Double Garage

16'9" x 21'6" (5.12 x 6.57)

A lovely storage space, capable of housing two vehicles benefitting from light, power and storage facilities.



The rear garden is accessed either via the left or right hand side of the property with a brick paved walkway flowing across the front. To the right hand side is a further spacious expanse of lawn with a granite chipped patio area. The lawn flows around the right hand side of the property and provides access to the spacious rear garden.

A bricked patio/walkway flows off the rear of the property and the rear



garden is mainly laid to lawn and very well stocked with an array of established plants and shrubs. To the far right hand corner is a hidden patio area with wooden shed located centrally to the rear.

To the left hand side of the rear garden a further expanse of lawn with an elevated paved patio which leads down to a slate walkway with greenhouse to the left hand side and raised planting beds. A stone and grass walkway meanders through the rear garden to an area of lawn located to the lower section. This spacious garden with greatly appeal to any keen gardeners. There are a number of established fruit trees and established plants and shrubbery - a gardeners dream!

To the opposite side of the property there is additional access and the oil tank is located to this side of the property, tucked in front of a composite storage shed. This then provides access back through to the front of the property. Before this is an addition storage shed and additional parking space.



Duporth Villa have vehicular and pedestrian right across. Two Beech Trees within the boundaries of the property have Tree Preservation Orders. There is a sewer maintenance point for a neighbouring property in the bottom of the garden of Duporth Villa. This is not connected to the drains for Duporth Villa. The property consist of two land registry titles. Ask Agent for further information. There are cedral fibre cement cladding boards on the annexe extension and utility room. Due to damaged drains in 2004 there was some minor subsidence. An engineers property inspection report for Mortgage and Insurance Purposes is held in the office dated December 2009 stating no further works required. The vendor has advised they have obtained specialist insurance with a £5000 subsidence excess.

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

Council Tax Band - E

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

Viewings

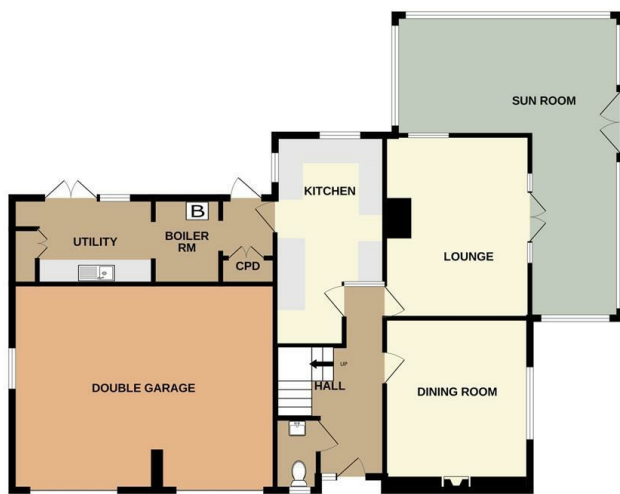
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ  
Tel: 01726 73501 Email: sales@maywhetter.co.uk

Agents Notes

The property is accessed over a private road which the vendor believes is owned by Duporth Development Community Interest Company, owners of



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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