



MAY WHETTER & GROSE

4 ORCHARD WAY, DUPORTH, PL26 6BA
GUIDE PRICE £355,000



A WELL POSITIONED SEMI DETACHED HOUSE WITH THREE BEDROOMS, PRINCIPAL WITH EN-SUITE SHOWER. FURTHER BENEFITS INCLUDE GARAGE, OFF ROAD PARKING, AN ENCLOSED REAR GARDEN, UPVC DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL PRESENTED HOME IN ONE OF ST AUSTELL'S MOST DESIRABLE AREAS. EPC - C
SEE AGENTS NOTES



Location

The property is situated in the popular coastal location of Duporth, 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 head out on the A390, come up past Asda onto Cromwell Road at the traffic lights turn right onto Porthpean Road. Follow the road along to the roundabout carry straight on taking the next left, head down the hill for approximately 150 yards, turn right into the Duporth development, follow the road along and as you approach the left hand bend, Orchard Way is located on the left hand side of the road. You can park on the slip road when visiting the property.

Accommodation

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

Hardwood front door with high obscure twin panel glazing and inset spyhole allows external access into entrance hall.

Entrance Hall

17'4" x 6'5" (5.29 x 1.98)



Doors off to kitchen/diner, lounge and WC. Carpeted flooring. Carpeted stairs to first floor, with door below

allowing access to the under stairs storage cupboard. Radiator. Wall mounted thermostat. BT Openreach fibre link to property.

W.C.

6'1" x 2'11" (1.86 x 0.90)



Upvc double glazed window to front elevation with obscure glazing. Matching two piece white WC suite comprising low level flush WC with dual flush technology, ceramic hand wash basin set on vanity storage unit offering additional storage below. Tiled walls to water sensitive areas. Wood effect vinyl flooring. Heated towel rail. Mains fuse box. Fitted extractor fan.

Kitchen/Diner

16'0" x 9'11" - max (4.89 x 3.04 - max)



A delightful twin aspect room with Upvc double glazed windows to front and side elevations. Matching wall and base units finished in cream, roll top work surfaces. One and half bowl stainless steel sink with matching draining board and central mixer tap. Four ring mains gas hob with glass splashback with fitted extractor hood above. Fitted electric oven with grill below. The kitchen benefits from integral fridge, freezer, washing machine and dishwasher. Part tiled

walls to water sensitive areas. The updated central heating boiler is located within one of the kitchen wall units. Television aerial point. Space for dining table. Karndean wood flooring. Radiator.



Lounge

16'11" x 10'10" - max (5.17 x 3.31 - max)



A twin aspect room with Upvc double glazed door to rear elevation allowing access to the rear conservatory. Upvc double glazed windows to rear and side elevations, all combine to provide a great deal of natural light. Carpeted flooring. Wall mounted real flame effect electric fire. Two radiators. Television aerial point. Telephone point. We are advised by the vendor that the Karndean flooring is still in situ underneath the lounge and entrance hall carpet.

Conservatory

6'5" x 4'7" (1.97 x 1.41)

Upvc double glazed windows to rear, right and left elevations with an opening door to the left hand side with upper full length glazed panel. Glazed roof. Tile effect vinyl flooring. A useful addition to the property.

Landing

10'11" x 6'7" (3.34 x 2.01)



Doors off to bedrooms one, two, three and family bathroom. Additional door opens to provide access to the airing cupboard housing the unvented pressurised water cylinder with slatted storage above. Carpeted flooring. Radiator. Loft access hatch.

Bedroom Three

9'7" x 6'7" (2.93 x 2.01)



Upvc double glazed window to rear elevation. Carpeted flooring. Radiator.

Bedroom One

13'0" x 10'1" (3.97 x 3.09)



Upvc double glazed window to rear elevation overlooking the low maintenance enclosed rear garden. Door through to en-suite. Carpeted flooring. Radiator. Fitted wardrobes.

En-Suite Shower

7'6" x 3'10" (2.29 x 1.18)

Matching three piece white shower suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin with central mixer tap. Large fitted shower enclosure with folding shower door and wall mounted mains fed shower. Tiled walls to water sensitive areas. Karndean flooring. Heated towel rail. Fitted extractor fan. Electric plug in shaver point.

Bedroom Two

9'8" x 10'1" (2.97 x 3.09)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Fitted wardrobes.

Family Bathroom

6'6" x 6'1" - max (1.99 x 1.86 - max)



Upvc double glazed window to front elevation with obscure glazing. Matching three piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal ceramic hand wash basin with central mixer tap, tile enclosed bath with central mixer tap and fitted wall mounted shower attachment, fitted glass shower screen. Tiled walls. Karndean flooring. Heated towel rail. Fitted extractor fan.

Outside



Set back off the main through road, to the front the property offers a paved low maintenance front garden complete with electric and gas meters. A paved walkway flows around the left hand side of the property to the rear garden, accessed via a secure gate. The front boundary is clearly defined by rendered block wall topped with iron railings.

Either access via the left hand side of the property or from the conservatory is the enclosed rear garden, well stocked with an array of evergreen plants and shrubs. Initially a paved patio area flows off the rear of the property which leads onto pebbled chippings,

which then leads to another paved patio area, surrounded by granite stone feature wall complete with wooden seat .

The elevated planting beds offer a blank canvas. Boundaries are clearly defined with rendered block wall to right and left elevations topped with wood fencing.

To the far left hand side steps lead up to provide access to the rear access door to the garage.



Services

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

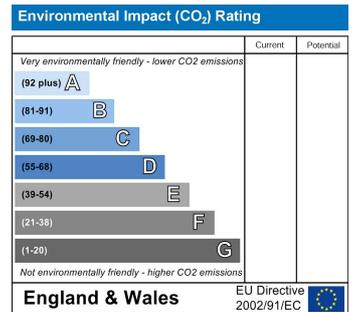
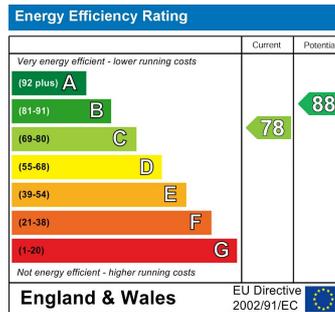
Viewings

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

Management Company - Modbury Estates £264 per annum



Garage

18'8" x 8'10" (5.70 x 2.71)

Metal up and over garage door. Light, power and as previously mentioned wood frame door to rear elevation. There is off road parking for one vehicle to the side of the garage.

Council Tax Band - D

Broadband and Mobile Coverage

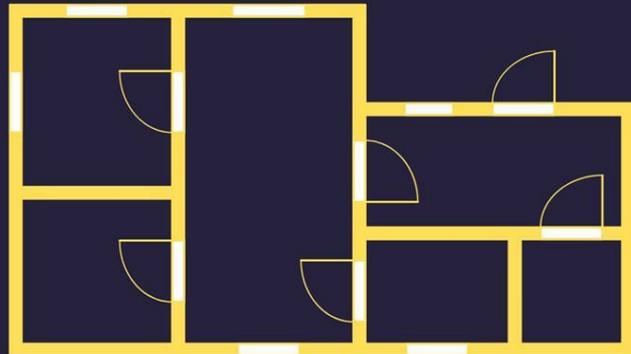
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MAY WHETTER
& GROSE

ESTABLISHED 1920

FLOORPLAN COMING SOON



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