

Orchard Way, Duporth, St. Austell

Asking Price: £325,000



Miller Countrywide are pleased to market this well presented, three-bedroom, semi-detached family home situated within a highly desirable coastal village location, offering off-road parking, single detached garage, garden, and within walking distance of local amenities and the coast.

The internal ground floor accommodation comprises entrance hallway with built-in under-stair storage, cloakroom, kitchen/diner with fitted fridge/freezer, dish washer and washing machine, and living room with rear porch and garden access. The first floor offers landing with airing/storage cupboard, master double bedroom with en-suite shower room and double built-in double wardrobes, further double bedroom with built-in wardrobes, single bedroom and family bathroom. The loft is part boarded and insulated.

Externally, the front provides a small garden area laid to stone chippings. There is access to the rear via the left-hand side of the property. The rear offers a private, enclosed, low maintenance garden laid to patio and stone chippings, along with a variety of bushes, plants and shrubs. To the rear of the garden is a single detached garage with up and over door, and driveway parking. The property is complimented with gas central heating with a newly installed combi-boiler in 2025, uPVC double glazing and on mains water, electricity and drainage. Council Tax Band - D. EPC - C.

This property is located on the coast in the much sought after Duporth area with access to a private beach and woodland area, approximately one mile from St Austell town centre. Situated between Charlestown and Porthpean, the property is well positioned for beautiful coastal and woodland walks. The wonderful Charlestown Harbour is a short distance away, offering a great selection of bars, restaurants and cafes. Furthermore, the city of Truro is about 15 Miles to the West.









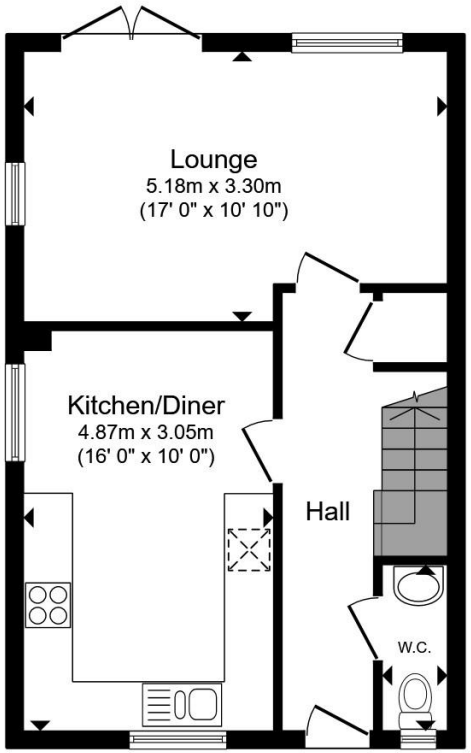




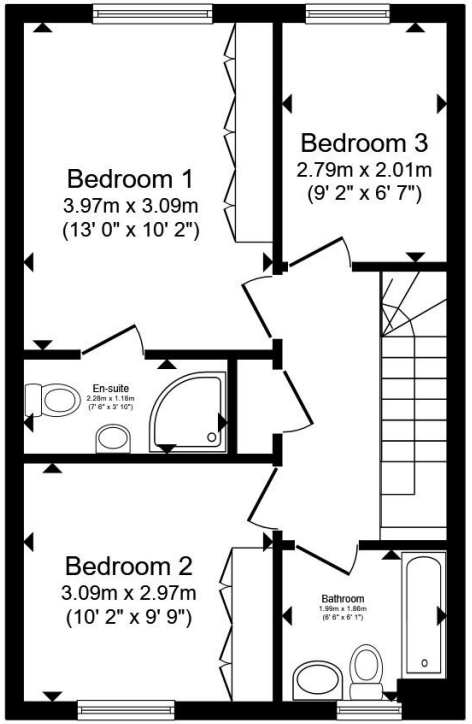








Ground Floor



First Floor

Total floor area 85.6 m² (922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Viewing arrangement by appointment: **01726 66435**

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5-7 Fore Street, St Austell, Cornwall, PL25 5PX

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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