



## 8 Hollow Crescent

Duport, St Austell, PL26 6BL

Guide Price £350,000





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## The Property

Set amongst a small cluster of properties, towards the end of this modern development, is this three-bedroom linked semi-detached family home.

The property is ideally situated for those wishing to live close to the coast, with Charlestown and Pentewan within a short distance, and also has access to a stunning private residents' beach.

The full accommodation comprises a kitchen with a dining area, an L-shaped living room with space for home working, a downstairs W.C., a family bathroom, and three bedrooms, the master of which benefits from an en-suite shower room.

Outside, you will find enclosed, low-maintenance gardens with decking and a fish pond. From here, you will find a gate that leads to the parking and garage.

The property also benefits from double glazing throughout and is heated by a mains gas central heating system.

## Entrance Porch

3'9 x 3'3 (1.14m x 0.99m)

## Entrance Hall

## Living Room

20' x 10' plus 7'11 x 3'5 (6.10m x 3.05m plus 2.41m x 1.04m)

## Kitchen

11'1 x 7'10 (3.38m x 2.39m)

## Diner

11'2 x 8'7 (3.40m x 2.62m)

## W.C

16'4" x 9'10"22'11" (5' x 3'7)

## Landing

## Master Bedroom

13'7 x 10'2 (4.14m x 3.10m)

## En-Suite

5'10 x 5'6 (1.78m x 1.68m)

## Bedroom Two

11'4 x 9'6 (3.45m x 2.90m)

## Bedroom Three

10'4 x 7'10 (3.15m x 2.39m)

## Family Bathroom

6'11 x 6'2 (2.11m x 1.88m)

## Garage

16'8 x 9' (5.08m x 2.74m)

## Gardens

Enclosed gardens that are low maintenance with a decked seating area, mature plants and shrubs and calming pond. Gate leading to the rear of the property where you will find the garage and parking.

## Parking

Parking is located in front of the garage, with room for two cars.

## Directions

Sat Nav: PL26 6BL

What3words: ///helpful.storming.strumming

For further help please contact Camel Homes. 01637 571454 / 07485947606

Tel: 01872 571454

### Property Information

Age of Construction: 2011 (Assumed)

Construction Type: Block (Assumed)

Heating: Gas

Electrically Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: D

EPC: C

Tenure: Freehold

Site Management Fees: Approximately £250 P.A.

### Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

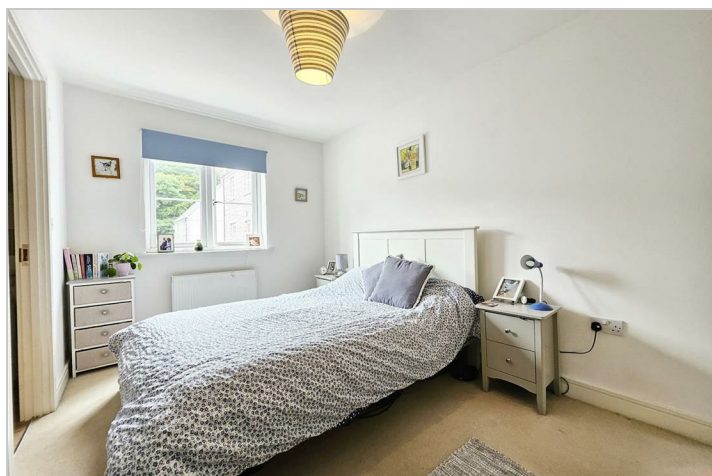
### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All

measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



Hybrid Map



Terrain Map



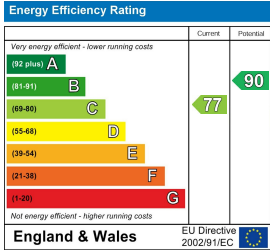
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.