



A fabulous opportunity to purchase a well presented, broad fronting detached three double bedroom, two reception room single storey residence offering spacious naturally light filled accommodation throughout, with the added benefit of a detached garage, private off road parking, gardens to both front and rear aspects. Freehold. EPC E40



SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway. Kitchen. Wet Room. Inner Hallway. Dining Area. Living Room. Bedroom 1. Bedroom 2. Bedroom 3.

OUTSIDE

Detached Garage. Front and rear gardens. Private off road parking. Summerhouse and shed.

THE PROPERTY

A fabulous opportunity to purchase a well presented, detached broad fronting three bedroom, two reception room single storey residence offering spacious and naturally light filled accommodation throughout, with the added benefit of a detached garage, private off road parking, gardens to both front and rear aspects. This lovely home enjoys an elevated setting and within easy walking distance to the delightful harbourside with all it's amenities on offer.

The residence has part exposed stone/painted rendered external elevations, under a pitched concrete tiled roof, UPVC double glazed windows/external doors and warmed by modern electric 'Farho' radiators. The property enjoys elevated rural, sea and roof top countryside views which enhance this delightful home. The property has been mainly internally decorated throughout in a neutral colour scheme, naturally creating a light and airy ambience, and further enhanced by the large windows installed in the property.

The residence offers a detached single garage, with a driveway to the front providing private off road parking for one car. The front garden is mainly laid to lawn, with planted borders to the front and side boundaries. A side access footpath leads to the rear garden area. The back terraced garden affords a high degree of privacy, offering a sheltered patio area bordered by a small retaining wall, where steps ascend to the lawned garden. A useful wooden cosy summerhouse and potting shed is located in

the upper part of the garden, and a variety of established fruit trees thrive within this sheltered position.

LOCATION

Porthleven is a thriving and hugely popular fishing port with a distinctive harbour which is now a designated listed monument. An exciting, and eclectic mix of galleries, superb restaurants, pubs, shops, fishmongers to name a few, trade throughout the year enhancing this exciting all year round destination. The granite harbour walls have been designed with an inner and outer harbour, which provide a sheltered sanctuary for day fishing boats. Porthleven's iconic clock tower overlooks the outer harbour wall, and stands alongside its local beach with the magnificent Loe Pool stretching to the East. Loe Pool is Cornwall's largest natural lake which is surrounded by gorgeous National Trust land, which enjoys some of the finest coastal walks the UK has to offer.

DIRECTIONS

From Helston, take the B3304 signed to Porthleven, passing Flora Motors on the left hand side, and the boating lake on your right. Continue along the B3304 and as you drive into Porthleven, turn left into Sunset Drive, and take the second right turning into St Peters Way and the property can be found further along on the left hand side.

COUNCIL TAX BAND D

TENURE - Freehold Title

SERVICES

Mains water, mains electricity, mains drainage.

THE ACCOMMODATION COMPRISES

(All dimensions and floor plans are approximate)
Shallow paved steps ascend from the road to the covered storm porch incorporating a ceiling light, and a UPVC double glazed front door opening into the entrance hallway.

Entrance Hallway

Vinyl floor, inset halogen ceiling lighting. Opening leading into the kitchen.

Kitchen 15'11" x 10'5" (4.85m x 3.18m)

A stunning double aspect fitted kitchen overlooking the rear garden and patio doors to the rear. A generous selection of fitted base/wall storage units painted in 'duck egg blue' complemented by stainless steel handles, soft closing doors/drawers and a granite effect melamine work surface. Inset stainless steel drainer sink fitted with a mono mixer tap. Free standing 'Everhot' electric range style cooker with a hob and ovens below, with a stainless steel extractor canopy above. Space and plumbing for washing machine, space for under counter fridge and freezer. Inset halogen ceiling lighting, larder cupboard and vinyl floor. Airing cupboard incorporating the hot water storage cylinder with wooden slatted shelving above. Wooden glazed door opening into the inner hallway and dining area, with doors leading off to the:-

Inner Hallway

Two loft access hatches. Wall mounted electric consumer unit, vinyl floor, wired in smoke detector and ceiling light. Doors off to the:-

Wet Room 6'7" x 5'6" (2.01m x 1.68m)

A smartly fitted contemporary wet room, comprising a shower area, low level WC and wall mounted wash hand basin fitted with a mono mixer tap. Quality 'non slip' vinyl flooring. Window fitted with opaque glass, electric towel rail, extractor fan and ceiling light.

Dining Area 9'10" x 7'3" (3.00m x 2.21m)

A delightful area which leads off from the inner hallway providing dining area. A pair of of UPVC double glazed doors with adjacent windows opens out onto the rear southerly facing patio. Electric radiator, telephone point, vinyl floor and ceiling light.

Living Room 14' x 9'10" (4.27m x 3.00m)

Wood burner with slate hearth. Large window overlooking the surrounding countryside including some sea views. Electric radiator, TV point, window to the side aspect and ceiling light.





Bedroom One 12' x 11'1" (3.66m x 3.38m)

Large window overlooking the surrounding countryside including some sea views. Vinyl floor, built in wardrobe fitted with sliding doors, electric radiator, TV point and ceiling light.

Bedroom Two 11'10" x 11'1" (3.61m x 3.38m)

Large window overlooking the surrounding countryside and includes some sea views. Electric radiator and ceiling light.

Bedroom Three 12' x 6' 9" (3.66m x 1.83m 2.74m)

Window overlooking the rear garden aspect. Built in wardrobe fitted with sliding louvred doors, vinyl floor and ceiling light.

OUTSIDE**Detached Garage 16'9" x 9'5" (5.11m x 2.87m)**

Manual roller shutter door. Window to rear. Side pedestrian door to footpath. Power and light fitted.

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any

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Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.