



Located in a highly popular residential area, a fabulous opportunity to purchase a deceptively spacious and very well presented two double bedroom, two reception room, semi detached bungalow with well tended gardens to front and rear, the rear garden is enclosed and enjoys stunning countryside views. The property also benefits from solar panels, a detached garage and driveway parking for one vehicle. Council Tax Band C. EPC C74. Freehold.

THE PROPERTY

Offering a generously proportioned living room with feature fireplace (not currently used). A good size kitchen with plenty of work surface area, lovely granite work tops and an opening into the dining room which has stunning countryside views. The shower is a good size with easy access sliding door. Two double bedrooms, the main with fitted wardrobes and cupboards, the second bedroom is currently used as a second living room.

Outside to the front of the property is a resin path leading to the front door. The front garden is planted with all sorts of shrubs and bushes. There is a detached garage with light and power connected and parking for one vehicle on the driveway.

Believed to be built circa 1970's the external elevations have been rendered and painted with concrete tiles on the roof and solar panels. Electricity provides the heating and hot water.

LOCATION

The property is located on Penponds Road within easy reach of the harbour and coastal walks. 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, fishmonger 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.

COUNCIL TAX BAND C

EPC C74

TENURE - FREEHOLD

DIRECTIONS/what3words

Coming into Porthleven, turn right into Gibson Way, continue until you reach the roundabout, turn right, past the school on the right and take the next left, follow the road around the corner bearing right and the property can be found on the left hand side. what3words spine.them.instructs.

SERVICES

Mains electricity, water and drainage. Solar panels are leased on a 25 year term from 4th November 2011. According to Ofcom.org.uk mobile coverage is through EE, Vodafone, Three and O2 and Broadband is Standard and Ultrafast.

ACCOMMODATION IN DETAIL

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

A double glazed stable door leads into the entrance hallway.

Entrance Hallway

With doors to a storage cupboard housing the consumer unit. Doors to the living room, two bedrooms, shower room and two further storage cupboards, one which houses the hot water cylinder. Radiator. Ceiling light. Smoke alarm. Loft hatch with loft ladder.

Living Room 20'11" x 11'4" (6.38m x 3.45m)

A generous room with a fireplace with stone surround and wooden mantle (not currently working). Two double glazed windows to the front. Radiator. Telephone point. TV aerial. Ceiling light.

Kitchen 11'10" x 8'8" (3.61m x 2.64m)

A light blue colour kitchen with a selection of cupboards and drawers with granite work surfaces. Belfast type sink with mixer tap and granite draining board forming part of the work surface. Electric hob with extractor fan above. Integrated double oven. Space for fridge/freezer, washing machine and tumble dryer. Double glazed window to the side. Opening through to the dining room.

Dining Room 12'3" x 6'11" (3.73m x 2.11m)

A triple aspect room with super countryside views. Double glazed door to the side and double glazed door to the rear patio and garden.

Bedroom One 13'8" x 9'6" (4.17m x 2.90m)
Built in wardrobes and storage cupboards. Double glazed window to the rear with some countryside views. Ceiling light. Radiator.

Bedroom Two 11'11" x 8'10" (3.63m x 2.69m)
Currently arranged as a second living room. Double glazed window with fantastic countryside views. Ceiling light. Radiator.

Shower Room 8'8" x 5'10" (2.64m x 1.78m)
Fitted with easy cleaning marble effect wall coverings. Shower cubicle with electric shower and sliding door. WC. Wash hand basin with mixer tap and storage cupboard beneath. Extractor fan. Radiator. Heated towel rail. Double glazed frosted and obscured window to the rear.

Garage 16'4" x 8' (4.98m x 2.44m)
Electric roller shutter door. Power and light connected. Window to the rear with fantastic countryside views.

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 warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is

advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Agents Note 2
The solar panels are leased on a 25 year term from 4th November 2011.

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.



