



**NO ONWARD CHAIN!** An immaculately presented and naturally light, three bedroom end of terrace house which has been recently decorated throughout and updated with a heat pump and wood burner. With an enclosed garden to the rear and within easy reach of the harbour, coastal walks and Porthleven beach. The property also benefits from driveway parking for two cars and a garage. EPC C74. Council Tax Band C. Freehold.

### THE PROPERTY

The property offers spacious three bedroom accommodation with distant sea glimpse and some countryside views over the roof tops of the neighbouring properties. Downstairs is the spacious living/dining room with modern kitchen and access to the rear enclosed garden. Upstairs are three bedrooms and a bathroom. To the front of the property, the garden has a good size lawn, driveway parking for two cars and a garage. To the rear is an enclosed garden with shed (only 1 year old) and a water butt (both included in the sale). There is also a decked seating area to enjoy relaxing, eating out and watching the sun set. To the side of the property is a useful space to store wood for the wood burner, bins and recycling.

The property has been decorated throughout and has a recently installed heat pump which provides the heating and hot water. Internally on the right side of the house the current owners have added 2" of Celotex insulation and installed a wood burner.

Our vendors believe the property was built in 1963 of concrete block with concrete tiles on the roof. Re-wiring was done in 2018. Loft insulation 2021. The owners of the property also share the upkeep to the pathway at the rear and side of the property.

First Steps Nursery is in the Family Centre and A B Sea

also offer Nursery places.

Porthleven is particularly appealing, known for its stunning coastal scenery, harbour and vibrant community. Residents can enjoy the nearby amenities, including local shops, cafes, restaurants and beautiful beaches, all within a short distance.

### 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, 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.

### EPC C74

### COUNCIL TAX BAND C

### TENURE - FREEHOLD

### SERVICES

Mains water, mains electric, mains drainage. According to Ofcom.org.uk mobile coverage is through EE, Vodafone, O2 and Three. Broadband is Standard and Ultrafast through Openreach and possibly through EE.

### Porch

A handy space with shelving to store shoes and hang coats. With double glazed door and two windows. Heated towel rail. Consumer unit. Electric sockets. Vinyl flooring. A door leads into the living/dining room.

### Living/Dining Room 26'6" max x 15'8" max (8.08m max x 4.78m max)

A spacious and light L shaped room with wood burner. Double glazed window to the front. Space for dining room table and chairs. Patio doors lead to the enclosed rear garden which enjoys the sunshine for the majority of the day and some countryside views. Two radiators. Smoke alarm. Stairs to the first floor.

### Kitchen 10'4" x 7'4" (3.15m x 2.24m)

The kitchen units are a light grey colour with granite effect work surfaces and tiled splash backs. Stainless steel sink and drainer with mixer tap. Ceramic hob with oven below and extractor fan above. Space for a washing machine, fridge and freezer. Recently fitted vinyl flooring. Double glazed window overlooking the rear garden with some countryside views and a sea glimpse. Radiator. Heated towel rail.

**Landing**  
 Doors lead to three bedrooms, bathroom and an airing cupboard. Loft hatch (no ladder fitted).

**Bedroom One 12'4" x 8'10" (3.76m x 2.69m )**  
 Double glazed window to the front. Built in wardrobe. Radiator. Currently used as a home office.

**Bedroom Two 10'9" x 8'9" (3.28m x 2.67m)**  
 A lovely and light dual aspect room with two double glazed windows to the rear and side towards the harbour, some countryside views and a sea glimpse. Radiator. Cupboard housing the hot water cylinder and heating controls.

**Bedroom Three 9'4" x 6'6" (2.84m x 1.98m)**  
 Double glazed window to the front. Currently used as a dressing room. Radiator.

**Bathroom**  
 Bath with electric shower over and tiled surround. High level WC. Wash hand basin. Heated towel rail. Radiator. Double glazed obscured window to the rear. Mirrored wall cabinet. Recently fitted vinyl flooring.

**Garage**  
 With power and light connected. Up an over door.

**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.

**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.



