

80 Wheal Rose, Porthleven,
Helston, Cornwall, TR13 9AT









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GUIDE PRICE £285,000 FREEHOLD

A modern end of terrace three bedroom house with gardens garage and parking, situated in the popular coastal village of Porthleven and offered for sale with no onward chain.

*** THREE BEDROOMS * FRONT AND REAR GARDENS * ELECTRIC HEATING * WOOD BURNER ***

*** DOUBLE GLAZING * OFF STREET PARKING * GARAGE * NO ONWARD CHAIN ***

*** VILLAGE LOCATION * DISTANT SEA VIEWS * EPC = E * COUNCIL TAX BAND = B ***

*** APPROXIMATELY 80 SQUARE METRES ***

A very nicely presented end of terrace modern three bedroom house with garden, garage and parking, situated within the popular coastal village of Porthleven and close to all the amenities. The accommodation comprises of open plan lounge/diner, kitchen with porch on the ground floor. On the first floor there are three bedrooms and a bathroom. There are gardens to both the front and the rear of the property and parking for several vehicles leading to the garage. The property is heated by electric heaters and is double glazed throughout and, as previously mentioned, is offered for sale with no onward chain. The village of Porthleven is a coastal fishing village with large harbour providing a central focal point. The village offers amenities such as pubs, restaurants and a primary school, with a comprehensive range of further amenities in Helston, which is a few miles distance.

Double glazed door into:

PORCH: 7' 0" x 5' 6" (2.13m x 1.68m) Dual aspect room overlooking the front garden, coat hooks and door to:

LOUNGE/DINER: 26' 0" x 16' 0" narrowing to 8' 0" (7.92m x 4.88m narrowing to 2.44m) Open plan room with feature fire housing dual fuel burner with tiled hearth surround and oak mantle over, stairs to the first floor, french doors to the rear garden, double glazed window to front, views can be enjoyed over the village and sea in the distance from the french doors, two electric wall heaters.

KITCHEN: 10' 3" x 7' 6" (3.12m x 2.29m) Double glazed window to rear overlooking the rear garden with aforementioned views, range of base and wall mounted units with worksurfaces and tiling over, sink unit with drainer and mixer tap, built in oven with hob and extractor hood, space for washing machine, slimline dishwasher, fridge and freezer.

FIRST FLOOR LANDING: Access to loft, airing cupboard housing hot water tank, doors to:

BEDROOM ONE: 12' 3" x 9' 0" (3.73m x 2.74m) Built in wardrobe, double glazed window to front, wall mounted electric heater.

BEDROOM TWO: 10' 9" x 9' 0" (3.28m x 2.74m) Double glazed windows to rear with sea views and to side over the village and open countryside, built in wardrobe, wall mounted electric heater.

BEDROOM THREE: 9' 3" x 6' 6" (2.82m x 1.98m) UPVC double glazed window to front, wall mounted electric heater.

BATHROOM: Double glazed window to rear, bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail, extractor fan.

OUTSIDE: The property is approached to the side over a driveway with parking for several vehicles which leads to the garage, gardens to the front and rear are laid to lawn. Rear garden has established shrubs, useful wooden shed, raised decking, enjoying views across the village towards the ocean, all enclosed by block wall.

SERVICES: Mains water, electricity and drainage.

AGENTS NOTE: We understand from the comparison site "U Switch" that fibre broadband should be available to the property. We tested the mobile phone signal for O2 which was adequate. The property is constructed of cavity wall with pitched tiled roof.

DIRECTIONS: From Penzance proceed in an easterly direction along the A394 towards Helston, upon reaching the junction to Porthleven take the right turn on the B3304, proceed along this road keeping the harbour on your right hand side, which turns into Fore Street and Wellington Road, take the fourth turning into Sunset Drive whereby the property can be found on your right hand side as indicated by agents for sale board.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

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Lettings
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