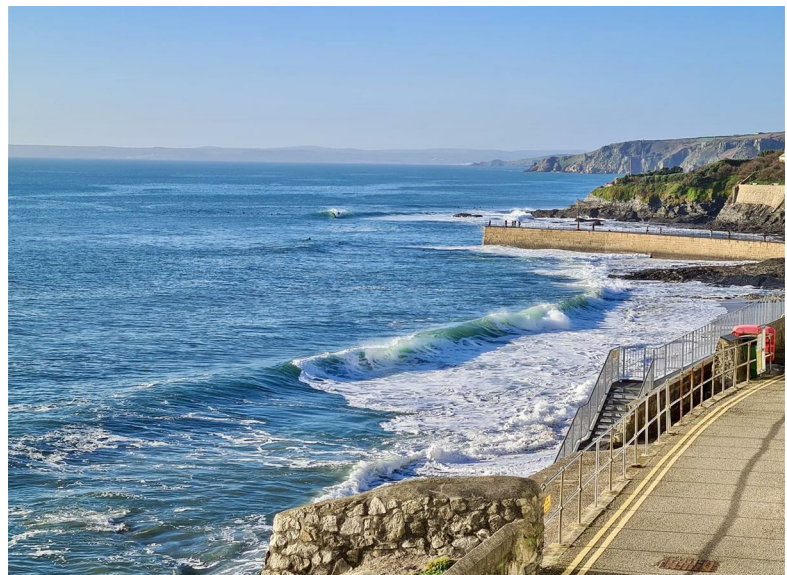


CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a beautifully renovated, one bedroom property in a breathtaking front line position, with stunning sea views, located in the sought after Cornish fishing village of Porthleven.



Enjoying scintillating sea, coastal and beach views in one of Porthleven's most popular areas, is this beautifully presented, one bedroom house. The residence, which has been renovated by the current owners, has its accommodation arranged into reverse level to take full advantage of the dramatic outlook. The property is currently run as a successful holiday let and benefits from modern electric heating and double glazing.

In brief, the accommodation comprises a galley style kitchen and, completing the first floor, a lounge/diner. On the ground floor is a bedroom and an en suite shower room.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Located between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, with its many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up and door to

KITCHEN 3.51M X 1.45M (11'6" X 4'9")

A stylish modern galley style kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances incorporate an oven with hob and hood over, fridge and a washer/dryer. There is LED spotlighting, skylights with obscure glass and a wood floor. Opening to the lounge provides views out to sea and steps up to

LOUNGE/DINER 4.34M X 3.66M (14'3" X 12')

Enjoying simply stunning views out to sea, Porthleven Beach and towards the rugged Cornish coastline. French doors open to Juliet balconies to take full advantage of this fine outlook. The room has a wood floor, dining area and a feature fireplace with stone hearth and wood mantel over (not in working order). Stairs down to

BEDROOM 3.12M X 2.97M (10'3" X 9'9")

With outlook to the front, over the road, and out to sea. There is a wood floor, built-in understairs cupboards and a sliding door to

EN SUITE

Comprising a shower cubicle with electric Myra shower, washbasin with cupboard over, close coupled W.C. and a heated towel rail. There are tiled walls, LED spotlighting and a wood floor.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our Porthleven office proceed along the harbourside and at the end bear around to the left, passing the Clock Tower and follow Cliff Road up the hill. Take the right hand fork onto Loe Bar Road and at the next fork take the right hand road again on to Mounts Road. The residence will be found after a short distance on your left hand side.

AGENTS NOTE ONE

We are advised that there is a right of way over the path to the side of Triton in favour of a neighbouring property.

AGENTS NOTE TWO

We would like to make potential purchasers aware that the property has a flat roof.

AGENTS NOTE THREE

We are advised that there is a restrictive covenant on Triton which prevents owners from making alterations to the roof. We believe this would include, but not exclusively relate to, raising the roof height, installation of chimney flues, installation of aerials etc.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details

COUNCIL TAX BAND

Council Tax Band A.

ANTI MONEY LAUNDERING REGULATIONS

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FINANCE – PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

25th August, 2023

**TRITON MOUNTS ROAD, PORTHLEVEN,
CORNWALL, TR13 9EJ
PRICE GUIDE £395,000**

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		42
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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