

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, end of terrace house with parking in the heart of the sought after Cornish fishing village of Porthleven.



Situated in the heart of this popular Cornish fishing village is this two bedroom, end of terrace house. The residence, which has the added bonus of a parking space, is currently run as a successful holiday let and to the front, enjoys a pleasant patio area.

In brief, the accommodation comprises a hall, lounge/diner and completing the ground floor, a kitchen. On the first floor is a family bathroom and two bedrooms.

Porthleven is a vibrant, picturesque fishing village and is mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, public houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

#### THE ACCOMMODATION COMPRISES (DIMENSION APPROX)

Step up and door to

#### HALL

With stairs to the first floor, tiled floor and spotlighting, opening to the kitchen and door to

#### LOUNGE 5.11M X 3.05M (16'9" X 10' )

With french doors opening on to the front patio.

#### KITCHEN 3.51M X 2.21M (11'6" X 7'3")

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include a dishwasher, oven, hob with hood over and a fridge. There is space for a washer/dryer. The room has a tiled floor, spotlighting and an outlook to the front.

#### STAIRS AND LANDING

With outlook to the front, doors to both bedrooms and door to

#### BATHROOM

Comprising a bath with mixer tap and electric shower over, washbasin with mixer tap over and cupboards under. W.C. with concealed cistern. The room has a tiled floor, tiled walls, towel rail and spotlighting.

#### BEDROOM ONE 3.96M X 2.29M (13' X 7'6")

With outlook to the front aspect, over the village towards the inner harbour and across to open countryside.

#### BEDROOM TWO 3.20M X 3.05M NARROWING TO 2.29M (10'6" X 10' NARROWING TO 7'6")

With outlook to the front aspect and enjoying similar views to bedroom one. The room has spotlighting and access to the loft.

#### OUTSIDE

To the front of the property is a pleasant enclosed patio area which would seem ideal for al fresco dining. To the front of the residence is a parking space which, with parking being at a premium at times in the village, will we are sure, win favour with prospective purchasers.

#### CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

#### SERVICES

Mains electricity, water and drainage.

#### AGENTS NOTE

We are advised that the path to the front of the property is shared by two neighbouring properties.

## VIEWING

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

## DIRECTIONS

From our office in Fore Street, head down the road towards the harbour and turn left on to Shute Lane. Follow Shute Lane until you come to a sharp right hand bend and continue for a short distance and the property in Prospect Place on your left hand side.

## ANTI-MONEY LAUNDERING

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

## PROOF OF FINANCE - PURCHASERS

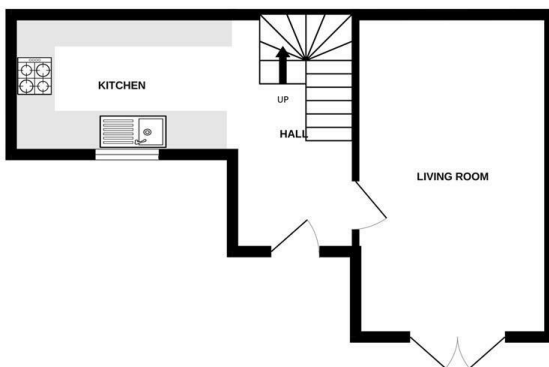
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

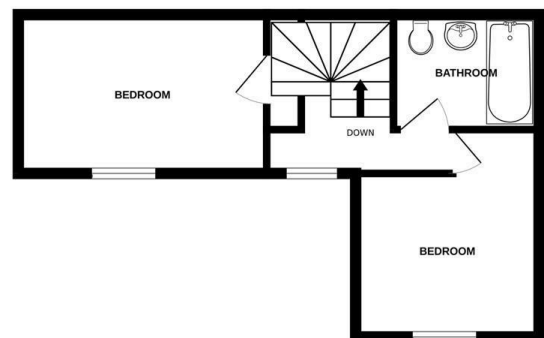
31st October, 2023.

# FOS TRESSA PROSPECT PLACE, PORTHLEVEN, CORNWALL, TR13 9DS PRICE GUIDE £350,000

GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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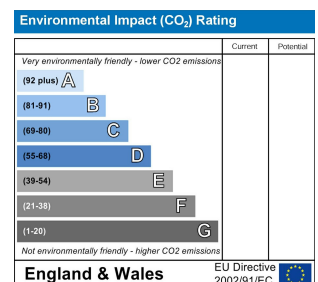
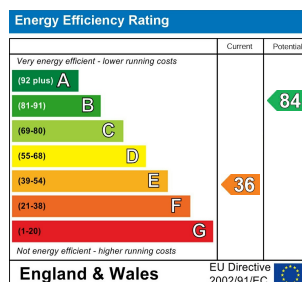
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