

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom detached bungalow with garage in the Cornish fishing village of Porthleven.



Situated in the popular residential cul-de-sac of St. Pirans Parc, is this detached, two bedroom bungalow. The residence, which benefits from double glazing and oil fired central heating, is well proportioned and requires updating to realise its full potential.

In brief, the accommodation comprises a hall, lounge, kitchen/diner, bathroom, w.c. and two bedrooms. To the outside are gardens to the front and rear which are hard landscaped for ease of maintenance and a driveway provides parking which leads to an integral garage.

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 facilities 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.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the 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)

DOOR TO

HALL

With doors to all rooms and having a built in cupboard.

LOUNGE 6.10M X 4.27M (20' X 14')

With outlook to the front and having a feature fireplace with tiled hearth, surround and wood mantel over housing an open fire.

KITCHEN/DINER 5.94M X 3.05M (19'6" X 10')

Comprising working top surfaces incorporating a sink unit with drainer, cupboards and drawers under and wall cupboards over. Built in appliances include an oven, microwave, dishwasher and a hob with hood over. There is an outlook to the rear, space for a fridge/freezer, washing machine and tumble dryer, partially tiled walls and patio door to

CONSERVATORY 3.28M X 2.90M (10'9" X 9'6")

A triple aspect room with outlook and door to the rear garden,

W.C.

With close coupled w.c..

BATHROOM

Comprising close coupled w.c., bath, pedestal wash basin and a shower cubicle. There are two built in cupboards, one of which houses the water tank with immersion heater.

BEDROOM ONE 5.41M X 2.97M (17'9" X 9'9")

With outlook to the rear garden.

BEDROOM TWO 3.28M X 3.12M (10'9" X 10'3")

With outlook to the front.

OUTSIDE

There are gardens to the front and rear which are mainly hard landscaped for ease of maintenance. To a front a driveway provides parking and leads to an integral garage.

AGENTS NOTE

We are advised that to the side of the property there is a path that is shared with a neighbouring property.

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 Christophers Porthleven office proceed up Fore Street and onto Wellington Road. Take the right hand turning into Sunset Drive and proceed along this road taking the second turning on your right into St. Peters Way. Continue along this road passing the turning for Tremearne Road and take the next turning on the left onto Balfield Road. Continue up the hill and take the first turning on your right into St. Pirans Parc and the property will be found after a short distance on your left hand side.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND

Band D

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - 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

14th February 2024

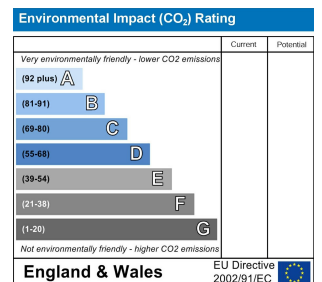
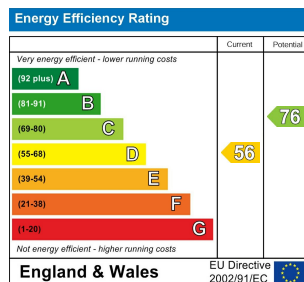
KERNYCK, 17 ST. PIRANS PARC, PORTHLEVEN, TR13 9BD PRICE GUIDE £380,000

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.



OFFICES AT
Helston 5 Wendron Street, Helston TR13 8PT
 E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ
 E: porthleven@christophers.uk.com - T: 01326 573737



Web: www.christophers.uk.com
 Email: property@christophers.uk.com