

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, detached bungalow with gardens and parking in the sought after Cornish fishing village of Porthleven.



Situated in the well regarded residential area of Mill Close, in the Cornish fishing village of Porthleven, is this detached, two bedroom bungalow. The residence, which enjoys views towards open countryside, over other properties, is well proportioned and benefits from double glazing.

There are gardens to the front and rear of the residence with the rear garden being of particularly good size and having a pleasant terraced decking area which would seem ideal for al fresco dining, entertaining and sitting back enjoying the views. To the front of the residence is a driveway parking area.

In brief, the accommodation comprises an entrance porch, hall, lounge, kitchen/diner, bathroom, two bedrooms and a rear porch.

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.

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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to -

ENTRANCE PORCH

Triple aspect, tiled floor, door to -

HALL

With doors to all internal rooms and access to the loft.

LOUNGE 4.27M X 3.58M (14' X 11'9")

With outlook to the front over other properties and towards open countryside.

KITCHEN/DINER 3.73M X 3.20M (12'3" X 10'6")

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. There is a built-in washing machine, oven with hob and hood over and there are partially tiled walls and an outlook to the rear garden. Door to -

REAR PORCH

With outlook over the rear garden and door to the outside.

BATHROOM

A suite comprising bath with mixer tap and flexible shower hose over, pedestal washbasin with mixer tap and a close coupled W.C. There are partially tiled walls and a frosted window to the rear.

BEDROOM ONE 3.66M X 3.35M (12' X 11')

With outlook to the front and having built-in wardrobes.

BEDROOM TWO 3.73M X 3.20M (12'3" X 10'6")

With outlook to the front garden.

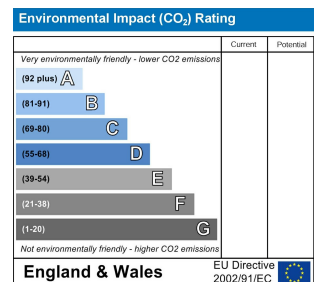
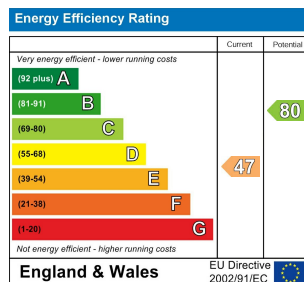
OUTSIDE

There are gardens to the front and rear with the front boasting well established plants and shrubs. There is a driveway to the front of the property which provides parking. The rear garden has a pleasant terraced decking area which would seem ideal for al fresco dining and entertaining. The rear garden provides vantage points to enjoy the views towards open countryside over other properties. There are two useful sheds.



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