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 all 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 APPOX)
Door to -

ENTRANCE PORCH

Triple aspect, tiled floor, door to -

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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.

DIRECTIONS

From our Porthleven office in Fore Street, head down the hill towards the harbour and across the harbour head passing the Kota Kai Restaurant on your right hand side. Follow the road around to the right, as if you were heading out of the village, and proceed along this road until you pass the Porthleven Football Club on your right hand side. Take the turning on your right into Mill Lane and proceed up the hill. Take the second turning on your left hand side into Mill Close and follow along this road where the property will be found just around the left hand bend.

VIFWING

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

SERVICES

Mains electricity, water and drainage

ANTI-MONEY LAUNDERING

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

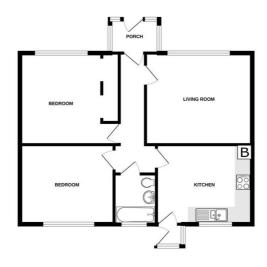
PROOF OF FINANCE - PURCHASERS

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 12th March 2024.

10 MILL CLOSE, PORTHLEVEN, CORNWALL, TR13 9LH PRICE GUIDE £355,000

GROUND FLOOR 717 sq.ft. (66.6 sq.m.) approx.





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.







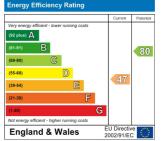


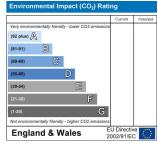




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