

CHRISTOPHERS

ESTATE AGENTS



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



Situated within the popular residential area of Treza Road in the lower cul-de-sac is this detached, two bedroom detached bungalow. The residence, which enjoys views towards open countryside, has gardens to the front and rear and a driveway to the side. It provides parking and leads to the garage.

In brief, the accommodation comprises of an entrance area, lounge, utility, kitchen, bathroom and two bedrooms.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, award winning restaurants and other 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. 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

ENTRANCE AREA

With tiled floor, door to utility, kitchen and door to

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

With outlook to the front and having a feature fireplace with tiled hearth, surround and housing a multi fuel burner.

UTILITY ROOM

Comprising a working top surface with space for a washing machine and tumble dryer. There is a window to the side and this room houses the boiler.

KITCHEN 3.05M X 2.67M (10' X 8'9")

With outlook to open countryside and over other properties, comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over and cupboards and drawers under. There are built in cupboard, door to the outside, tiled floor and door to

HALL

With doors to the bedrooms and access to the loft, tiled floor and door to

BATHROOM

Having a P shaped bath with mixer tap and shower attachment over, close coupled w.c. and a pedestal wash hand basin. There is a tiled floor, partially tiled walls, obscured window to the side and a towel rail.

BEDROOM ONE 3.96M X 3.05M (13' X 10')

Outlook to the rear garden and towards open countryside.

BEDROOM TWO 3.05M X 2.74M (10' X 9')

Outlook over the rear garden and towards open countryside.

GARAGE

Having power and an up and over door.

OUTSIDE

To the front of the property is a garden area with well established plants and shrubs and flowerbeds. A driveway provides parking and leads to the garage. The rear garden is hard landscaped for ease of maintenance and from which views can be enjoyed towards open countryside.

SERVICES

Mains electricity, water and drainage.

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 the centre of Porthleven head down Fore Street and along the Harbour Head passing Kota Kai restaurant on your right hand side. Follow the road around to the right and proceed along Methleigh Bottoms and after RGB build centre on your left hand side take the first turning on your right into Mill Lane. Proceed along Mill Lane passing both the football field and the Out Of The Blue public house and take the first turning on your left hand side into Mill Close. Proceed along this road and it becomes Penponds Road following the road to the right hand bend and proceed up the hill and take the first turning on your left into Treza Road. After a short distance there will be a turning on your left into the bottom cul-de-sac of Treza Road in which the property will be found at the head of the cul-de-sac on the left hand side.

COUNCIL TAX BAND

Band B

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.

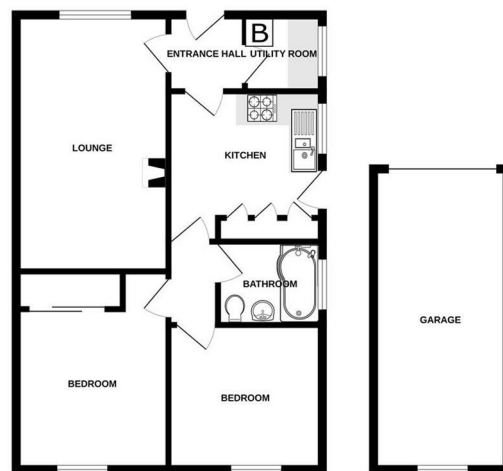
DATE DETAIL PREPARED

14th March 2024

32 TREZA ROAD, PORTHLEVEN, TR13 9NB

PRICE GUIDE £350,000

GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 sq.m.) approx.
Measurements are given as an approximate guide only. 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.

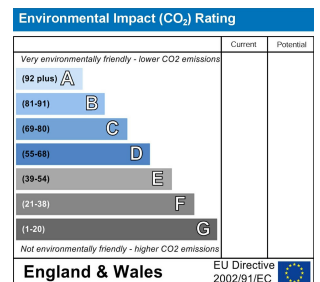
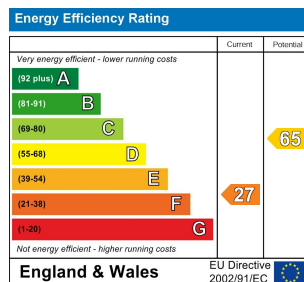


IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves 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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