

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, executive style chalet bungalow in the heart of the Cornish fishing village of Porthleven with parking and gardens.



Situated in the heart of this sought after fishing village is this beautifully presented, four bedroom, detached modern chalet bungalow. The residence, which benefits from LPG central heating and double glazing, enjoys views over the village and towards the sea in the distance.

Arranged into reverse level accommodation to take full advantage of the far reaching views, a focal point for the property is the fabulous open plan lounge/kitchen/diner with bi-fold doors opening onto a covered balcony area.

In brief, the accommodation comprises on the ground floor of a hall, shower room and four bedrooms, the master of which benefiting from an en suite. On the first floor is the large 29' open plan lounge/kitchen/diner. To the outside of the property is a pleasant, level garden and parking for a number of cars.

Porthleven is a vibrant, picturesque fishing village and 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, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

HALL

With an attractive open tread staircase with glass balustrade ascending to the first floor, doors to all bedrooms and door to

SHOWER ROOM

With large walk in shower cubicle, close coupled w.c., pedestal wash basin with mixer tap over. There are tiled walls, tiled floor, spotlighting, heated towel rail and obscured window to the side.

BEDROOM ONE 3.81M X 3.20M (PLUS DOOR RECESS) (12'6" X 10'6" (PLUS DOOR RECESS))

With French doors to the garden and door to

EN SUITE

Having a shower cubicle, pedestal wash basin and a close coupled w.c. There is a tiled floor, partially tiled walls and LED spotlighting.

BEDROOM TWO 4.50M X 2.82M (14'9" X 9'3")

With French doors opening onto the garden.

BEDROOM THREE 3.51M X 3.43M (11'6" X 11'3")

Outlook to the rear.

BEDROOM FOUR 3.12M X 3.12M (10'3" X 10'3")

Outlook to the rear.

FIRST FLOOR

LOUNGE/KITCHEN/DINER 8.99M X 5.18M (29'6" X 17')

A fabulous open plan lounge/kitchen/diner with vaulted ceilings and far reaching views over the village and out to sea in the distance. Bi-fold doors open onto a covered balcony area to enjoy the far reaching views and the room is dual aspect with skylights.

KITCHEN AREA

An attractive modern kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over and cupboards and drawers under. There is space for a range of utilities and space for a stove style oven.

OUTSIDE

To the outside of the property and to the front is a good size garden with lawned area. Whilst to the rear of the property is parking for a number of vehicles.

SERVICES

Mains water, drainage and electricity.

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 Porthleven office proceed up Fore Street and follow the road around to the right onto Wellington Road. Pass the public hall on your left hand side and take the next left hand turning into Penrose park. Follow the road around to the right when it becomes Tor Close and the property will be found immediately on your left hand side.

COUNCIL TAX BAND

Band D

AGENTS NOTE

We are advised by the vendor that there is CCTV at the property and will be on constant record. This should be considered whilst viewings are taking place.

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

5th April 2024

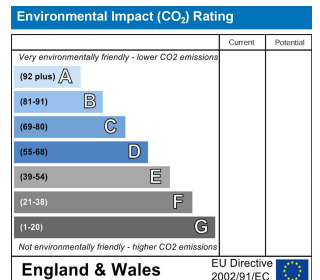
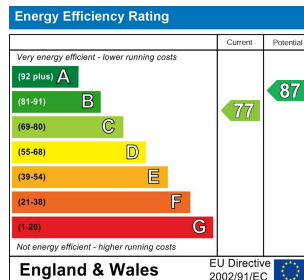
MORVOREN KAN TOR CLOSE, PORTHLEVEN, TR13 9AE PRICE GUIDE £620,000

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