

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, semi-detached house with double garage in the sought after Cornish fishing village of Porthleven.



Situated in arguably one of Porthleven's most sought after addresses of Loe Bar Road is this two bedroom, semi-detached house. The residence, which enjoys fantastic views out to sea and the rugged Cornish coastline, has the huge benefit of a double garage with single garage doors and, with parking being at a premium at times in the village, we are sure that this will win favour with prospective purchasers.

We are advised that the residence has recently been used as a successful holiday let and is positioned particularly conveniently for access to Porthleven Beach.

In brief, the accommodation comprises, on the ground floor, an open plan lounge/kitchen/diner and a bathroom. On the first floor are two bedrooms.

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)

LOUNGE/KITCHEN/DINER 4.72M X 5.26M NARROWING TO 3.51M (15'6" X 17'3" NARROWING TO 11'6")
A triple aspect room with outlook, between properties, out to sea. Stairs to the first floor. Door to the bathroom.

KITCHEN AREA

Comprising working top surfaces with a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven and washing machine. There is a built-in fridge and extractor hood. Partially tiled walls.

BATHROOM

Comprising a bath with electric shower over, washbasin with mixer tap over and cupboards under. There is a tiled floor, tiled walls and sliding door to -

W.C.

With close coupled W.C. and a frosted window to the rear.

STAIRS & LANDING

With built-in cupboard housing a water tank with immersion heater, access to the loft and doors to both bedrooms.

BEDROOM ONE 4.04M NARROWING TO 3.73M X 2.74M (13'3" NARROWING TO 12'3" X 9')

Enjoying fantastic views out to sea and the rugged Cornish coastline over and between other properties. There is a built-in cupboard.

BEDROOM TWO 2.74M X 2.67M (9' X 8'9")

With outlook to the rear. Built-in wardrobe.

SERVICES

Mains electricity, water and drainage.

GARAGE

A double garage accessed via two single garage doors.

DIRECTIONS

From our Porthleven office in Fore Street, proceed along the harbour towards the iconic Clock Tower and follow the road around to the left and up Cliff Road with the beach on your right hand side. When you reach the fork in the road, turn right on to Loe Bar Road and at the next fork, take the left hand fork continuing on Loe Bar Road. The property will be found after a short distance on your left hand side.

VIEWING

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

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

COUNCIL TAX
Council Tax Band B.

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

29th April, 2024.

**SURF COTTAGE LOE BAR ROAD,
PORTHLEVEN, CORNWALL, TR13 9ER
PRICE GUIDE £395,000**

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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