

CHRISTOPHERS

ESTATE AGENTS



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



Located on the outskirts of this increasingly popular Cornish fishing village, is this well proportioned, two bedroom detached bungalow. The residence, which benefits from LPG central heating and double glazing, is in need of updating and offers great potential to prospective purchasers. Fantastic far reaching views over open countryside towards Breage and Tregonning Hill can be enjoyed from both the residence and the gardens.

In brief, the accommodation comprises an entrance area, hall, lounge/diner, kitchen, W.C., shower room and two bedrooms, The outside space is a real feature of the property being located on a good sized corner plot with gardens, which are mainly laid to lawn with well established plants and shrubs, cradling the residence. To the side of the property is a driveway which provides parking and leads to a garage.

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)

Steps up and door to -

ENTRANCE AREA

With window to the hall, outlook to the front enjoying the far reaching views across open countryside towards Breage and Tregonning Hill.

HALL

Door to built-in cupboards and doors to all internal rooms.

LOUNGE/DINER 18'9" X 11' (59'0" X 29'6" X 36'1")

A dual aspect room with far reaching views across open countryside. There is a feature fireplace with tiled hearth and surround housing a gas fire (not known if in working order).

KITCHEN 3.35M X 2.97M MAX MEASUREMENTS (11' X 9'9" MAX MEASUREMENTS)

Comprising working top surfaces incorporating a sink unit with drainer, cupboards and drawers under and space for an oven and fridge/freezer. There are built-in cupboards, one of which houses the boiler. Door to -

REAR PORCH 2.82M X 1.52M (9'3" X 5')

A triple aspect room with space for a washing machine. There is a tiled floor and door to the rear garden.

SHOWER ROOM

Comprising shower cubicle, washbasin with surround and cupboards under, partially tiled walls and a built-in cupboard.

W.C.

A W.C. with concealed cistern and frosted window to the rear.

BEDROOM ONE 3.89M NARROWING TO 3.05M X 3.05M (12'9" NARROWING TO 10' X 10')

With outlook to the front and across open countryside. The room has a built-in cupboard.

BEDROOM TWO 3.05M X 2.44M (10' X 8')

With outlook to the rear. Built-in wardrobes.

OUTSIDE

The outside space is a real feature of the property with the residence being located on a corner plot on the outskirts of the village. The gardens are mainly laid to lawn and boast many well established plants and shrubs. Towards the end of the garden is a pleasant vegetable area. The outside space would seem an ideal place to sit back and enjoy the fine rural outlook.

DIRECTIONS

From our Porthleven office proceed up Fore Street and turn left on to Torleven Road. Follow this road up the hill and bear to the left passing Porthleven School on your right hand side. Head across two mini roundabouts and the property will be the last bungalow on the left hand side before leaving the village.

VIEWING

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

COUNCIL TAX

Council Tax Band C.

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/>

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.

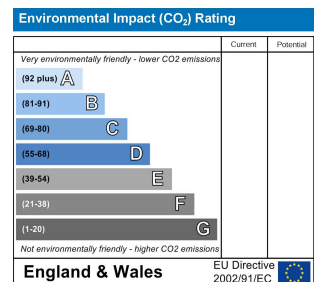
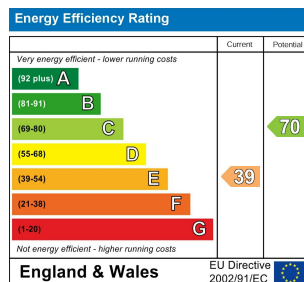
**14 TOLPONDS ROAD, PORTHLEVEN, TR13
9LZ
PRICE GUIDE £350,000**

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