

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a three bedroom, semi-detached cottage of immense charm and character, located in the popular Cornish fishing village of Porthleven.



Situated in the highly regarded residential area of Unity Road is this charming character cottage which is presented for sale in good decorative order. The residence, which benefits from double glazing and LPG central heating is conveniently positioned for access to the village with all of its amenities.

In brief, the accommodation comprises a hall, lounge and completing the ground floor a kitchen/diner. On the first floor is a bathroom and three bedrooms.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point around which cluster many public houses, 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 with 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 many walks through the Cornish countryside and around Loe Pool which is Cornwall's largest natural freshwater lake.

THE ACCOMMODATION COMPRISES (MEASUREMENTS APPROX)

DOOR TO

HALL

With tiled floor, under stairs cupboard, stairs to the first floor, opening to the kitchen and door to

LOUNGE 3.73M X 3.12M (12'3" X 10'3")

With outlook to the front and having a wood burner with tiled hearth.

KITCHEN/DINER 3.28M X 5.03M (NARROWING TO 2.36M) (10'9" X 16'6" (NARROWING TO 7'9"))

Having an outlook and door to the rear courtyard. The room has a tiled floor and the kitchen area comprises working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built in oven and hob with hood over, space for a washing machine and fridge/freezer.

STAIRS AND LANDING

With access to the loft, doors to all bedrooms and door to

BATHROOM

Attractive suite comprising of a bath with rain shower head over, wash basin with cupboards under and a close coupled W.C. There are partially tiled walls, a tiled floor, built-in cupboards one of which housing the boiler and an obscured window to the rear.

BEDROOM ONE 3.81M X 2.67M (12'6" X 8'9")

With outlook to the front.

BEDROOM TWO 3.35M (NARROWING TO 2.51M) X 2.36M (11' (NARROWING TO 8'3") X 7'9")

With outlook to the side.

BEDROOM THREE 2.74M 1.83M (NARROWING TO 2.13M 0.91M) X 1.83M 0.9 (9' 6" (NARROWING TO 7' 3") X 6' 3")

With outlook to the front.

OUTSIDE

To the front of the property is an enclosed garden which is of low maintenance with stone chippings and well established shrubs. To the rear is a further courtyard with out buildings and shared steps ascend to a raised lawned area with a good size out building.

AGENTS NOTE

We are advised that 5 Unity Road benefits from a right of way over a neighbouring property to provide access from the front of the property around to the back courtyard where shared steps ascend to the raised lawned area.

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 Fore Street proceed up the hill and bear right and take the first turning on your right in to Thomas Street. Proceed up Thomas Street and take the second turning on your left hand side in to Unity Road. The property can found after a short distance on your right hand side.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND

Band

MOBILE AND BROADBAND COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

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

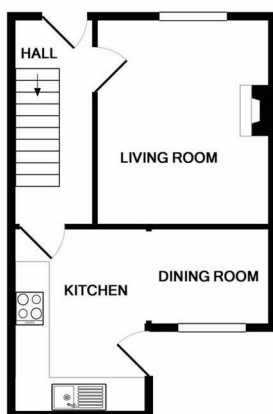
PROOF OF FINANCE - PURCHASERS

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.

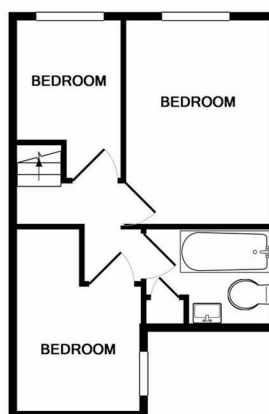
DATE DETAILS PREPARED

7th June 2024

5 UNITY ROAD, PORTHLEVEN, CORNWALL, TR13 9DA PRICE GUIDE £275,000



GROUND FLOOR

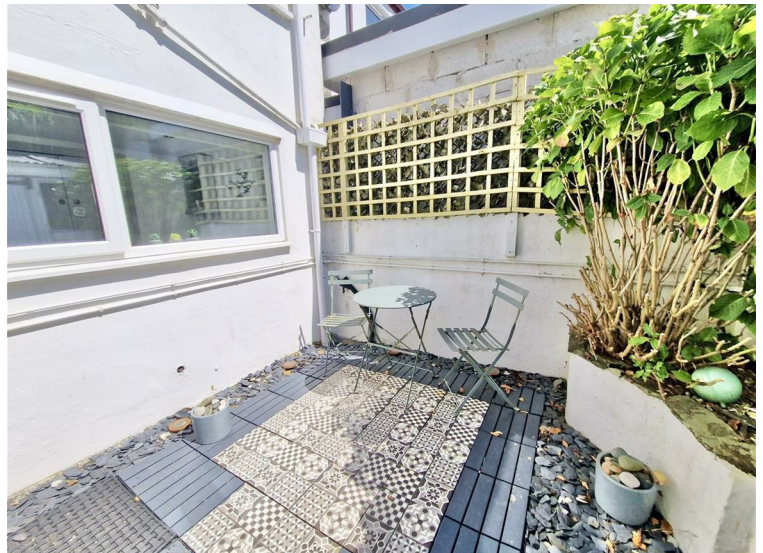


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		27
(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		92
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(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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