

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, mid terrace cottage of immense charm and character.



Situated in the popular residential terrace of Thomas Terrace is this two bedroom cottage of immense charm and character. The residence, which is beautifully presented has an attractive local stone facade, beamed ceilings and a wood burner which acts as a focal point for the lounge.

In brief, the accommodation comprises a lounge and completing the ground floor an 'L' shaped kitchen/diner. On the first floor is a shower room and two bedrooms.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides facilities 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

LOUNGE 4.57M X 3.73M (15' X 12'3")

A characterful room with beamed ceiling, wood burner on a stone hearth and an outlook to the front. Stairs to the first floor with cupboards under and door to

KITCHEN/DINER 5.11M X 2.36M NARROWING TO 1.14M (16'9" X 7'9" NARROWING TO 3'9")

An "L" shaped galley kitchen/diner with a door and window to the rear courtyard. The room has a beamed ceiling.

KITCHEN AREA

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and shelving over. There is a built in hob, an oven whilst there is space for a washing machine and a fridge.

STAIRS AND LANDING

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

SHOWER ROOM

Comprising close coupled w.c., shower cubicle and a pedestal wash basin. There is a towel rail, window to the side and a built in cupboard.

BEDROOM ONE 3.81M X 2.51M (12'6" X 8'3")

With outlook to the front.

BEDROOM TWO 2.90M X 2.21M NARROWING TO 1.37M (9'6" X 7'3" NARROWING TO 4'6")

With outlook to the front.

OUTSIDE

To the rear of the property is a small courtyard with decked area.

SERVICES

Mains water, drainage and electricity.

AGENTS NOTE

We are advised that The Cuddy has a right of way over the lane at the rear of the residence.

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 at the top of the road bear right and take the turning on your right hand side into Thomas Terrace. Proceed down the hill, follow the road around to the right and the property will be found in the terrace of cottages on your right hand side.

MOBILE AND BROADBAND COVERAGE

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 BAND

Band A

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

10th July 2024

THE CUDDY, 9 THOMAS TERRACE, PORTHLEVEN, CORNWALL, TR13 9DE PRICE GUIDE £250,000

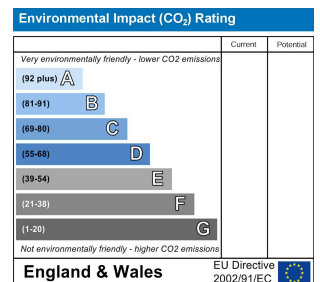
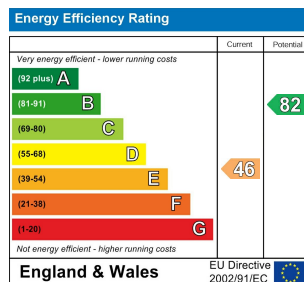
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