

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, terraced house in the heart of the sought after Cornish fishing village of Porthleven.



Located in the heart of the Cornish fishing village of Porthleven is this two bedroom terraced house. The residence, which benefits from air source heat pump central heating and double glazing, is well proportioned and presented for sale in good decorative order. To the outside there are gardens to the front and rear which are hard landscaped for ease of maintenance and a garage is located close by.

The property benefits from solar panels which we are advised are owned outright by the vendor.

In brief, the accommodation comprises a hall, lounge, kitchen/diner and to the first floor there is a shower room and 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)

DOOR TO

HALL

With stairs to the first floor and door to

LOUNGE 4.95M X 2.97M (PLUS UNDER STAIRS AREA) (16'3" X 9'9" (PLUS UNDER STAIRS AREA))

With outlook to the front. Door to

KITCHEN/DINER 3.96M X 2.90M (13' X 9'6")

Comprising working top surfaces incorporating a sink unit with drainer, cupboards and drawers under and wall cupboards over. There is a built in oven with hob and hood over and a washing machine. There is a tiled floor, partially tiled walls and an outlook and door to the rear garden.

STAIRS AND LANDING

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

SHOWER ROOM

Comprising large walk in shower with both rain and flexible shower heads, close coupled w.c. and a pedestal wash hand basin with mixer tap over and cupboards under. There is a heated towel rail and spotlighting.

BEDROOM ONE 3.96M NARROWING TO 2.97M X 2.97M (MINUS DOOR RECES (13' NARROWING TO 9'9" X 9'9" (MINUS DOOR RECESS))

Outlook to the front.

BEDROOM TWO 3.43M X 2.82M (11'3" X 9'3")

Having built in wardrobes and an outlook to the rear.

OUTSIDE

There are gardens to the front and rear of the property which are mainly hard landscaped for ease of maintenance. There is a garage which is located within a terrace of garages nearby to the property and to the rear of the residence.

AGENTS NOTE ONE

We are advised there is a covenant on the property which would stop the residence being used as a holiday let.

AGENTS NOTE TWO

We are advised that the road to the rear of the property is a private road and is unadopted. 3 Forth Scol has a right of way over this road to access the garage.

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 at the top of the road follow the road around to the right. Take the first turning on your right hand side into Thomas Terrace, head down the hill and then follow the road around to the right and after a turning on your left you will come to a terrace of houses on your left hand side where the property will be located.

COUNCIL TAX BAND

Band B

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/>

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 September 2024

**3 FORTH SCOL, PORTHLEVEN, CORNWALL,
TR13 9GA
PRICE GUIDE £244,750**

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	82

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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