

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a detached, three bedroom dormer bungalow with gardens, parking and garage in the sought after Cornish fishing village of Porthleven.



Situated in one of Porthleven's most sought after cul-de-sac's of Methleigh Parc is this three bedroom, detached dormer bungalow. The residence, which benefits from oil fired central heating and double glazing, is well proportioned and has been greatly enhanced by the current owners. Views can be enjoyed over other properties towards open countryside.

In brief, the accommodation on the ground floor of an entrance area, hall, kitchen/diner, bathroom, bedroom and completing the ground floor a lounge. On the first floor is a w.c. and two further bedrooms. There are gardens to the front and rear of the property with the front garden being laid to lawn and providing a good size parking area which leads to a garage. To the rear of the residence is a good size rear garden which is mainly laid to lawn, has a good size patio area and a useful shed with power.

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 (DIMENSION APPROX)

##### DOOR TO

##### ENTRANCE AREA

With door to

##### HALL

With doors to several rooms and having a built in cupboard.

##### KITCHEN/DINER 7.09M X 3.58M NARROWING TO 2.67M (23'3" X 11'9" NARROWING TO 8'9")

A dual aspect room with outlook to the front and French doors opening onto the rear garden. A recently fitted, attractive kitchen comprises a one and a half bowl ceramic sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built in appliances include an induction hob with hood over, double oven incorporating a microwave, dishwasher and there is space for a fridge/freezer.

##### BATHROOM

Comprising bath with mixer tap and shower attachment over, close coupled w.c. and a wash basin. There are tiled walls, space for a washing machine and an obscured window to the rear. There is a recessed space in the bathroom for a washing machine

##### BEDROOM ONE 4.50M X 2.82M PLUS DOOR RECESS (14'9" X 9'3" PLUS DOOR RECESS)

With outlook to the front and having built in wardrobes.

##### LOUNGE 4.95M X 3.51M AVERAGE MEASUREMENTS (16'3" X 11'6" AVERAGE MEASUREMENTS)

With outlook and door to the rear garden. There are stairs to

##### LANDING

With obscured window to the rear, doors to both bedrooms and door to

##### W.C.

Comprising close coupled w.c. and a pedestal wash hand basin with mixer tap over.

##### BEDROOM TWO 4.65M X 3.43M (15'3" X 11'3")

With skylight and window to the rear, enjoying views over other properties towards open countryside and towards Tregonning Hill.

##### BEDROOM THREE 3.66M X 2.21M (12' X 7'3")

Having a skylight and a window to the side of the property.

##### OUTSIDE

There are gardens to the front and rear of the property with the front garden having a lawned area and a good size driveway providing parking for a number of vehicles. This driveway leads to a garage. To the rear of the residence is a good size garden which is mainly laid to lawn and has a large patio area which would seem ideal for Al Fresco dining and entertaining. Located in the rear garden is a good size useful shed which comprises of two rooms and we are advised has power. There is access to the rear garden via a gate to the side of the garage.

##### SERVICES

Mains electricity, water and drainage.

## 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 as the road bends around to the right go straight ahead bearing to the left and follow the road up the hill. Take the first turning left on to Vicarage Road and proceed to the junction. At the junction turn left down the hill and take the first turning on the left in to Methleigh Parc. Proceed along this road bearing to the right and the property will be found after a short distance 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 D

## 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

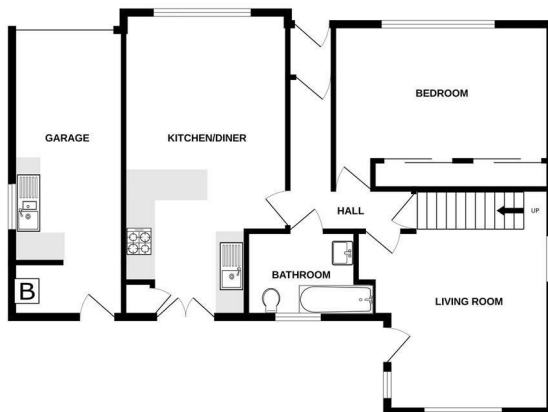
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

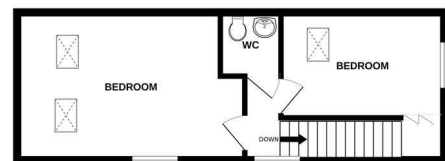
9th October 2024

# 10 METHLEIGH PARC, PORTHLEVEN, CORNWALL, TR13 9LJ PRICE GUIDE £450,000

GROUND FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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OFFICES AT  
**Helston** 5 Wendron Street, Helston TR13 8PT  
 E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

**Porthleven** Fore Street, Porthleven TR13 9HJ  
 E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)