

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase an end of terrace, two bedroom house with garage close to the centre of the popular fishing village of Porthleven.



Situated in the heart of the sought after fishing village of Porthleven is this end of terrace, two bedroom house. The well proportioned residence, which benefits from electric central heating and double glazing, is beautifully presented and has gardens to the front and rear. The property has the added addition of a garage which is located in a block of garages close by.

In brief, the accommodation comprises of an entrance area, lounge and completing the ground floor an open plan kitchen/diner. On the first floor is a bathroom 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 (DIMENSION APPROX)

##### DOOR TO

##### ENTRANCE AREA

With stairs to the first floor and door to

LOUNGE 4.95M X 3.96M NARROWING TO 2.97M (16'3" X 13' NARROWING TO 9'9")

With outlook to the front and door to

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

With outlook and door over the rear garden.

##### KITCHEN AREA

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There are partially tiled walls and built in appliances include an oven with hob and hood over, fridge/freezer, dishwasher and a washing machine. A built in cupboard houses the electric boiler and there is a water tank.

##### STAIRS AND LANDING

BEDROOM ONE 3.96M NARROWING TO 2.97M X 2.97M (13' NARROWING TO 9'9" X 9'9")

Outlook to the front.

BEDROOM TWO 3.35M X 2.82M (11' X 9'3")

Outlook to the rear and having a built-in wardrobe.

##### BATHROOM

Comprising of a bath with shower over, close coupled W.C. and a wash basin with mixer tap over and cupboards under. There are tiled walls, a frosted window to the side, spot lighting and an electric towel rail.

##### OUTSIDE

There are gardens to the front and rear of the property with the rear garden being mainly laid to lawn.

##### GARAGE

A garage is located in a block of garages close to the property which is a real feature of residence with parking being at a premium at times within the village.

##### SERVICES

Mains water, electricity 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 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 a little way along on the left 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 B

## CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

## 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 the property is subject to a chancel repair liability.

## 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

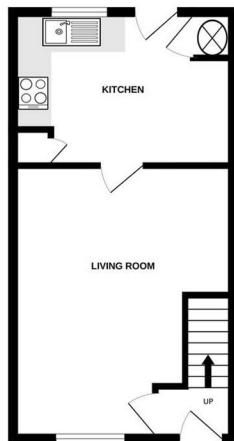
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

## DATE DETAILS PREPARED

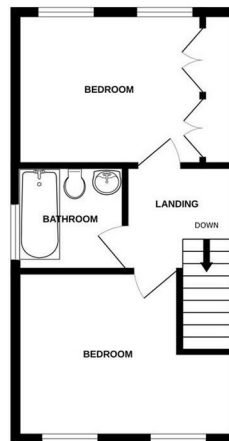
9th October 2024

# 6 FORTH SCOL, PORTHLEVEN, CORNWALL, TR13 9GA PRICE GUIDE £259,950

GROUND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, appliances and appliances shown here are not tested and no guarantee as to their condition or efficiency can be given. Made with MyPlan 2024



**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.

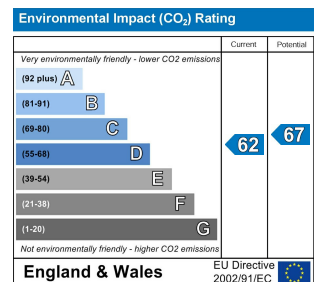
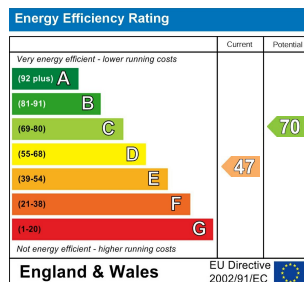




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