

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a two bedroom, terraced house in the Cornish fishing village of Porthleven with parking.



Situated in the popular residential area of Penponds Road in the sought after Cornish fishing village of Porthleven is this two bedroom, terraced house. The residence, which benefits from double glazing, has a log burner which runs the central heating and views can be enjoyed over the village towards open countryside and out to sea in the distance. To the outside are gardens to the front and rear with the front garden being mainly laid to lawn whilst to the rear is a further enclosed garden which is low maintenance with artificial grass and a patio area.

In brief, the accommodation comprises a lounge/diner and completing the ground floor a kitchen. 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 (DIMENSIONS APPROX)

##### DOOR TO

##### LOUNGE/DINER 5.41M X 3.58M (17'9" X 11'9")

Having a feature wood burner with hearth and back boiler which we are advised runs the central heating. There is an outlook to the front over other properties towards open countryside. Stairs to the first floor and door to

##### KITCHEN 3.51M X 2.29M (11'6" X 7'6")

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built in oven and hob over and space for a washing machine. There are partially tiled walls and an outlook and door to the rear garden.

##### STAIRS AND LANDING

With access to both bedrooms, door to airing cupboard, access to the loft and door to

##### BATHROOM

Comprising bath with mixer tap and shower over, close coupled w.c. and wash basin with cupboard and mixer tap over. There is a tiled floor, partially tiled walls and an obscured window to the rear.

##### BEDROOM ONE 5.41M NARROWING TO 2.67M X 3.51M (17'9" NARROWING TO 8'9" X 11'6")

With outlook to the front, over the village and out to the sea in the distance. There is a built in bed in this room and we are advised it is a super king.

##### BEDROOM TWO 3.35M X 1.98M AVERAGE MEASUREMENTS (11' X 6'6" AVERAGE MEASUREMENTS)

Outlook to the rear of the property, over other properties towards open countryside and Tregonning Hill.

##### OUTSIDE

There are gardens to the front and rear of the property with the front garden being mainly laid to lawn. The rear garden is of low maintenance with a pleasant patio area and artificial grass. From the rear garden a gate accesses a shared set of steps which leads to an area where there is a useful shed and behind which is a parking space.

##### AGENTS NOTE

We are advised that a set of outside steps to the rear of the property is shared with 27a Penponds Road and provides access to an area which a shed is currently situated and the off road parking space.

##### 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 in Fore Street, head down towards the hill and harbour and across the harbour head passing the Kota Kai restaurant on your right hand side. Follow the road around to the right away from the harbour and continue along Methleigh Bottoms. Take the first turning on your right hand side into Mill Lane and then the first left hand side turning into Mill Close. Follow this road along as it becomes Penponds Road and at the end of the road follow the road around to the right, up the hill and the property will be found after a short distance on your 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

## 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

24th October 2024

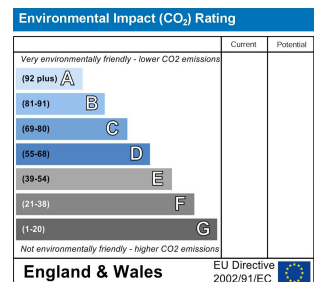
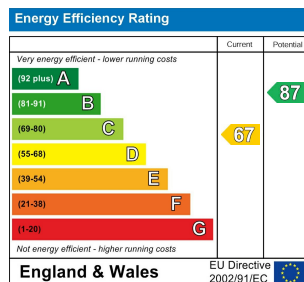
# 27 PENPONDS ROAD, PORTHLEVEN, TR13 9LP PRICE GUIDE £250,000

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