



4 Hammills Close, Porthleven, TR13 9BG

£399,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 Hammills Close

- DETACHED BUNGALOW
- THREE BEDROOMS
- FAR REACHING VIEWS OF THE VILLAGE & OUT TO SEA
- CONSERVATORY
- GARDENS TO FRONT AND REAR
- DRIVEWAY PARKING
- COUNCIL TAX BAND D
- FREEHOLD
- EPC - F37

An opportunity to purchase a three bedroom, detached bungalow in the Cornish fishing village of Porthleven.

Situated in the popular residential area of Hammills Close is this well proportioned, three bedroom, detached bungalow. The residence, which commands an elevated position, enjoys far reaching views over the village and out to sea. Benefitting from oil fired central heating and double glazing, the residence has been greatly enhanced by the current vendor with highlights being the addition of a good sized conservatory and a modern, stylish fitted kitchen.

In brief, the accommodation comprises a hall, lounge, kitchen, conservatory, shower room, utility room and three bedrooms, the master of which benefits from an en suite shower room. To the outside and to the front is a terraced garden with plants and shrubs, parking a raised patio area to take full advantage of the far reaching views. The rear garden also has an abundance of plants and shrubs as well as a useful shed.







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 amenities 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Door to -

HALL

With doors to various rooms, alcove storage areas and door to -

LOUNGE 13'9" x 12'9" (4.19m x 3.89m)

A dual aspect room which enjoys far reaching views over the village and out to sea. There is an inset fire.

KITCHEN/DINER 17'6" x 11'9" narrowing to 9'9" (5.33m x 3.58m narrowing to 2.97m)

A stylish modern kitchen with attractive working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under. Built-in appliances include a double oven, induction hob with hood over, dishwasher and a fridge/freezer. Outlook to the rear garden and French doors to -

CONSERVATORY 15'3" x 9'3" (4.65m x 2.82m)

A triple aspect room with door to the rear garden.

SHOWER ROOM

With walk-in shower, close coupled W.C. and a pedestal washbasin with mixer tap over. There is a heated towel rail, obscured window to the rear.

BEDROOM ONE 13' x 9'6" (3.96m x 2.90m)

With outlook over the village and out to sea. Door to -

EN SUITE

Comprising a walk-in shower cubicle, close coupled W.C., pedestal wash basin with mixer tap over. There is a towel rail and obscured window to the front.

BEDROOM TWO 11' x 11'3" narrowing to 9' (3.35m x 3.43m narrowing to 2.74m)

Having built-in wardrobes and outlook to the conservatory.

BEDROOM THREE 12'3" x 7'3" plus door recess (3.73m x 2.21m plus door recess)

With outlook to the rear garden.

UTILITY ROOM 10' x 8'9" (3.05m x 2.67m)

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards under.

OUTSIDE

The well presented landscaped gardens to the front have been designed with ease of maintenance in mind and play host to a range of specimen shrubs and plants. Steps lead up past the off road parking area, towards the front of the property and the sun terrace, which enjoys elevated sea views beyond neighbouring properties across Mounts Bay towards the West Cornwall coast. A pathway leads around the side of the residence to the rear garden.

The rear garden is neatly enclosed and enjoys good degrees of privacy with a further sun patio, raised beds housing established shrubs such as hydrangea and camelia, a shed and an outside tap.

SERVICES

Mains water, electricity, oil and drainage.

VIEWING

To view this property or any other property we are offering for sale simply call the number on the back of these details.





DIRECTIONS

From our Porthleven office in Fore Street proceed up the hill and follow the road around to the right and on to Wellington Road. Proceed up the hill and turn right into Sunset Drive, continue passing the turning into Unity Road on your right hand side, head around the bends and take the next turning right into St. Peters Way. Head along St Peters Way until almost the end and take the third turning on your left hand side which is also St Peters Way. Continue and just after the turning for Hammills Drive, the road becomes Hammills Close and the property will be found on your right hand side.

DATE DETAILS PREPARED

13th January, 2025.

MOBILE AND BROADBAND

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

Council Tax Band D.

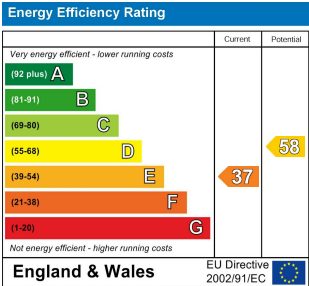
ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

PROOF OF FINANCE - 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.





These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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