



11 Gibson Way, Porthleven, TR13 9AN

£239,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

11 Gibson Way

- OPEN HOUSE 27th May 2.45-3.15pm, 31st May 12.15-12.45 pm
- POPULAR RESIDENTIAL AREA
- IN NEED OF SOME UPDATING
- THREE BEDROOMS
- LARGE REAR GARDEN
- END OF TERRACE PROPERTY
- FREEHOLD
- EPC - Awaited
- COUNCIL TAX BAND B

**** OPEN HOUSE VIEWINGS ****

(No appointment needed) 27th May 2.45-3.15pm, 31st May 12.15-12.45 pm

A well proportioned, three bedroom end of terraced property with good sized gardens in this sought after Cornish fishing village of Porthleven. Situated in the popular residential area of Gibson Way and conveniently positioned for Porthleven Primary School, the property requires some updating to realise its full potential. Enjoying views over the village and out to sea. The property benefits from double glazing and oil fired central heating.

In brief, the accommodation comprises of a hall, lounge, dining room, kitchen, cloakroom and utility room. On the first floor is a bathroom and three bedrooms, the front bedrooms enjoying views, between properties, out to sea.







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.

Located between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, with its many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Door to hall.

HALL

With stairs to the first floor, doors to the dining room and lounge.

LOUNGE 19' x 10' (5.79m x 3.05m)

With outlook to the front and rear. With views, between other properties, out to sea. There is a feature fireplace with hearth and surround housing an electric fire.

DINING ROOM 12' x 8'6" (3.66m x 2.59m)

With outlook to the front. Opening to kitchen.

KITCHEN 13' x 6'3" (3.96m x 1.91m)

With outlook to the garden. Working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven and washing machine, access to the understairs cupboard and door to rear hall.

REAR HALL

With doors to the garden, opening to the utility room and door to W.C.

W.C.

With close coupled W.C. and a frosted window to the side.

UTILITY ROOM 5' x 5' (1.52m x 1.52m)

Housing the boiler and with a window to the side.

STAIRS & LANDING

With window to the rear, access to the loft, built-in cupboard, doors to all bedrooms and shower room.

SHOWER ROOM

With shower cubicle, pedestal washbasin and a close coupled W.C. There are partially tiled walls and a frosted window to the rear.

BEDROOM ONE 13' x 10'3" (3.96m x 3.12m)

With views over other properties and out to sea. There is a built-in cupboard.

BEDROOM TWO 9'9" x 9'9" (2.97m x 2.97m)

With outlook over other properties out to sea and having a built-in cupboard.

BEDROOM THREE 8'9" x 9'6" (2.67m x 2.90m)

With window to the rear of the property and having a built-in wardrobe.

OUTSIDE

The front garden is laid to lawn, whilst the rear garden is of a very generous size with a large lawn area.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the hill turn left on to Torleven Road. Continue up Torleven Road until you reach a roundabout and turn right on to Gibson Way. The property will be found after a short distance on your left hand side.

VIEWING

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





COUNCIL TAX

Council Tax Band B.

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/>

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.

DATE DETAILS PREPARED

13th May, 2025.





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	

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.



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