



**83 Wheal Rose, Porthleven, TR13 9AT**

**£219,950 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 83 Wheal Rose

- THREE BEDROOMS
- IN NEED OF SOME MODERNISATION
- GARDEN
- MID TERRACED HOUSE
- FREEHOLD
- EPC F22
- COUNCIL TAX BAND B

An opportunity to purchase a three bedroom, mid terraced house in the Cornish fishing village of Porthleven. The residence which benefits from double glazing and solar panels which we are advised are owned by the property, is in need of modernisation to realise its full potential.

In brief, the accommodation comprises an entrance porch, lounge and completing the ground floor a kitchen/diner. On the first floor is a bathroom and three 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 entrance porch.

**ENTRANCE PORCH**

With outlook to the front and door to lounge.

**LOUNGE 15'9" x 15'3" max measurements (4.80m x 4.65m max measurements )**

With outlook to the front and having a feature fireplace with hearth, surround and mantel over housing an open fire. There are stairs to the first floor with an understairs cupboard and door to kitchen/diner.

**KITCHEN/DINER 15'9" x 10'6" (4.80m x 3.20m )**

With outlook and patio door to the rear garden. The kitchen comprises working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under. There is a built-in oven with hob over and space for a washing machine.

**STAIRS & LANDING**

With doors to all bedrooms. Airing cupboard housing a water tank with immersion heater and door to bathroom.

**BATHROOM**

Comprising bath with electric shower over, pedestal washbasin and a close coupled W.C. There are partially tiled walls and a frosted window to the rear.

**BEDROOM ONE 12'6" x 9' narrowing to 7'3" (3.81m x 2.74m narrowing to 2.21m)**

With outlook to the front and having built-in wardrobe.

**BEDROOM TWO 10'9" x 9' (3.28m x 2.74m )**

With outlook over the village and towards open countryside. Built-in wardrobe.



### **BEDROOM THREE 9'6" x 6'6" (2.90m x 1.98m )**

With outlook to the front.

#### **OUTSIDE**

To the front of the property is a garden area, whilst to the rear is a good sized decked area which is nearing the end of its useful life. The owner advises us that there is a patio underneath the decking.

#### **OUTBUILDING**

Situated at the bottom of the garden is a useful outbuilding with electricity and a window overlooking the garden.

#### **AGENTS NOTE**

Viewers should be advised that the decking area to the rear of the property is failing in some places and care should be taken when walking over the decking area.

#### **AGENTS NOTE TWO**

This is an area of known historic mining activity, the current owner advises us that a mortgage has been granted in the past on this residence.

#### **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 bear right on to Wellington Road. Head along Wellington Road and take the turning on your right hand side into Sunset Drive. Continue along Sunset Drive passing the turning for Unity Road on your right, head around the corner and the property will be found after a short distance on your right hand side.

#### **DATE DETAILS PREPARED**

16th June, 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 B.

#### **ANTI-MONEY LAUNDERING**

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

#### **PROOF OF FINANCE - PURCHASERS**

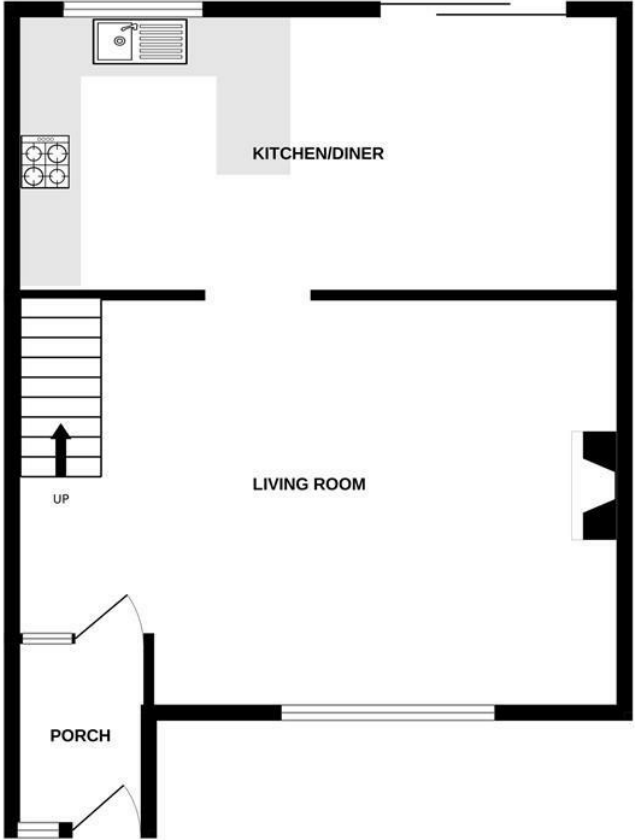
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

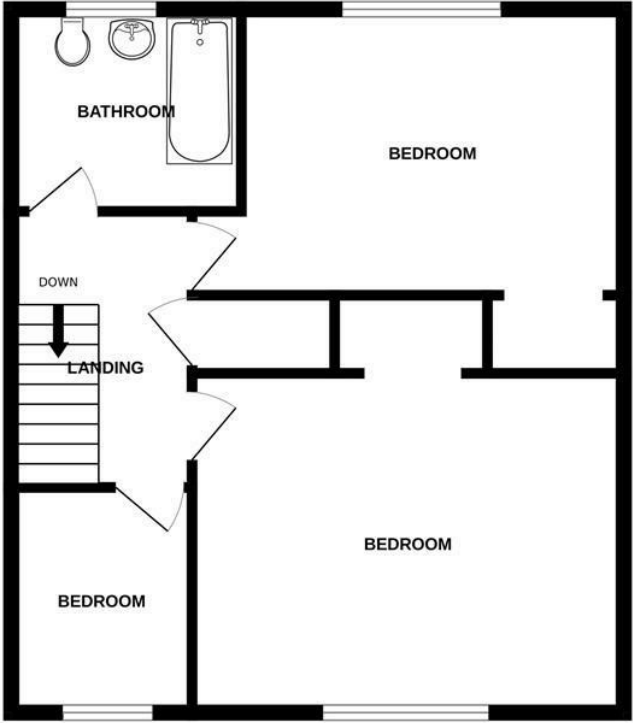
16th June, 2025.



GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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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	22	45
(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. Lesser 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

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