



53 Penponds Road, Porthleven, TR13 9LP

£369,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

53 Penponds Road

- LINK DETACHED BUNGALOW
- TWO BEDROOMS
- VIEWS OVER OTHER PROPERTIES TO OPEN COUNTRYSIDE
- FRONT & REAR GARDENS
- GARAGE
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - F26

Situated in the popular residential area of Penponds road in the Cornish fishing village of Porthleven is this two bedroom, link detached bungalow. The residence, which benefits from oil fired central heating and double glazing, is well proportioned and enjoys views over other properties towards open countryside.

In brief, the accommodation comprises an entrance porch, hall, lounge, kitchen, utility area, dining area, bathroom and two bedrooms. To the outside are gardens to the front and rear which are mainly laid to lawn with well established plants and shrubs and a pleasant patio area which would seem ideal for al fresco dining and entertaining.

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.







THE ACCOMMODATION COMPRISES (Dimensions approx)

Door to entrance porch.

ENTRANCE PORCH

With a tiled floor, door to the utility area, step up and door to the hall.

HALL

With doors to both bedrooms, bathroom, access to the loft and a door to the lounge.

LOUNGE 18'3" x 11'9" (5.56m x 3.58m)

A dual aspect room with an outlook to the side and patio doors to the rear garden. There is a feature fireplace with tiled hearth, surround and wood mantel over housing an open fire.

KITCHEN 10' x 8'9" (plus door recess) (3.05m x 2.67m (plus door recess))

Comprising working top surfaces, incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is an AEG oven with built-in hob over and the room houses the boiler. There is a built-in cupboard housing a water tank with immersion heater and a tiled floor. Steps down to the utility area.

UTILITY AREA 15' x 5'6" (4.57m x 1.68m)

Comprising working top surfaces incorporating a circular sink unit with mixer tap over, space under for washing machine, cupboards under and space for a freestanding fridge/freezer to the side. There is an outlook and door to the rear garden and steps down to the dining area.

DINING AREA 7'3" x 4'6" (2.21m x 1.37m)

With a built-in breakfast bar with partially tiled walls and an outlook to the rear garden. Door to the garage.

BATHROOM

Comprising low level W.C., washbasin with waterfall style mixer tap over and cupboards under, bath with both mixer tap, with flexible shower hose, and a fixed shower over. The room has partially tiled walls, a heated towel rail, tiled floor and frosted window to the side.

BEDROOM ONE 14'6" x 10'6" plus door recess (4.42m x 3.20m plus door recess)

With outlook to the front.

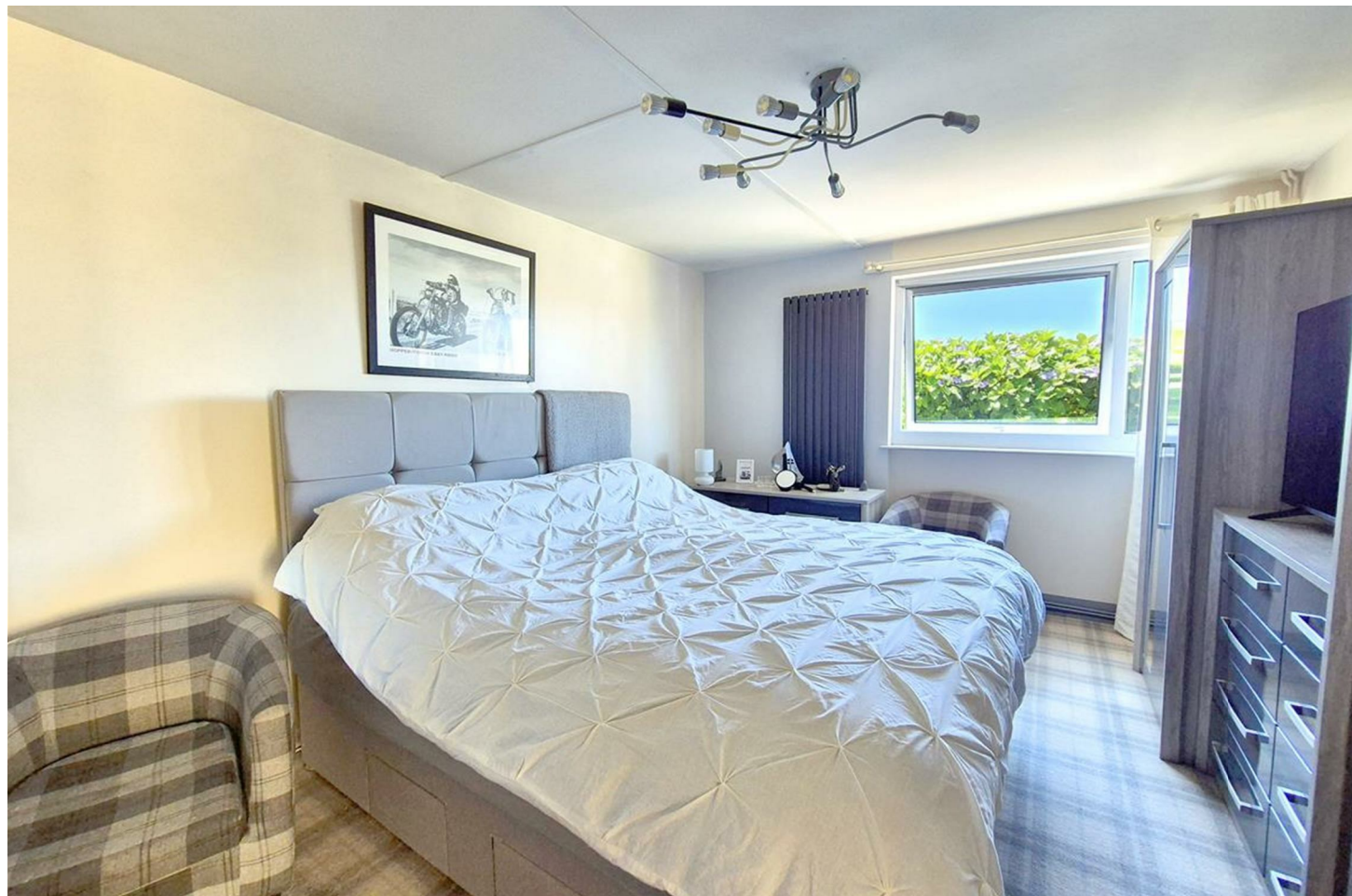
BEDROOM TWO 11'6" x 10'3" (3.51m x 3.12m)

OUTSIDE

To the front of the property is a garden which is mainly laid to lawn and has an abundance of plants and shrubs. To the side of the property a driveway leads to a garage. The rear garden is of a particularly good size and laid mainly to lawn. The rear garden also has a pleasant patio area which would seem ideal for al fresco dining and entertaining. There is a useful shed. The outside space continues to the side of the property.

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, proceed up the hill and take the first turning on your left on to Tolponds Road. Follow this road up the hill and at the top of the hill past the Primary School on your right hand side, take the first left hand turning into Penponds Road. Proceed down the hill following the road around to the right and the property will be found just after the right hand turning into Tregunna Close on your right hand side.

COUNCIL TAX

Council Tax Band C.

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

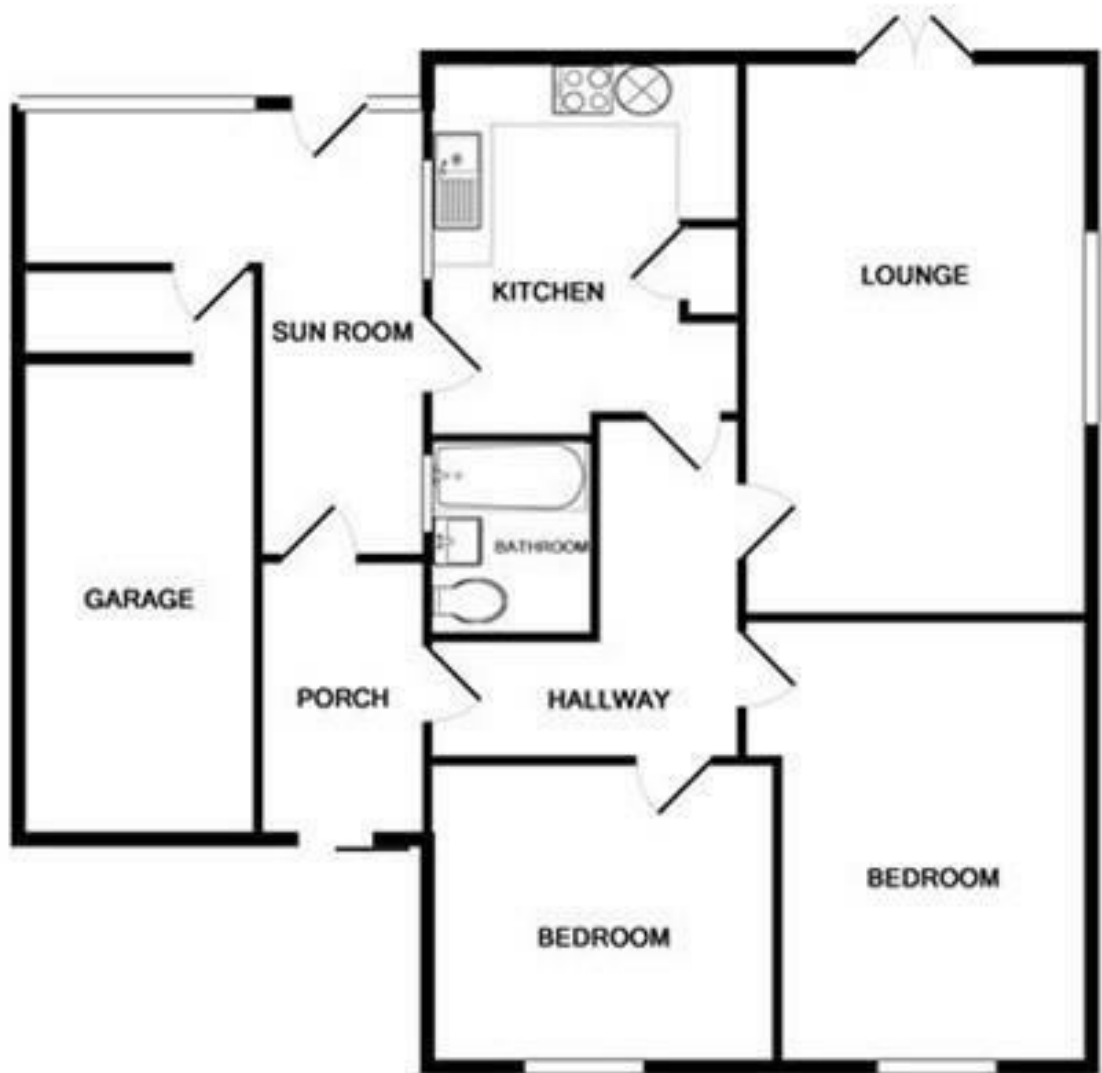
PROOF OF FINANCE - PURCHASERS

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

14th July, 2025.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	26	
(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 a property 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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