



4 Warren Close, Porthleven, TR13 9BL

£325,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

4 Warren Close

- TWO BEDROOM BUNGALOW
- PLANNING GRANTED TO EXTEND THE PROPERTY
- DOUBLE GLAZING
- PARKING AND GARAGE
- IN NEED OF SOME UPDATING
- GARDENS
- FREEHOLD
- COUNCIL TAX C
- EPC E-39

Situated in the popular residential area of Warren Close in an elevated position, is this two bedroom bungalow. In need of some updating, the residence offers great potential to prospective purchasers, with planning having been granted to extend the property a good number of years ago to turn the residence into a three bedroom property. We are advised by the owner that the planning is still live for this as the footings have been started but prospective purchasers should satisfy themselves on this point.

Enjoying far reaching views over open countryside, towards Tregonning Hill and distance sea glimpses, the property benefits from double glazing and has pleasant gardens to the front and rear. To the side, a driveway provides parking and leads to a garage.

In brief, the accommodation comprises of a hallway, kitchen, side porch, office, lounge, conservatory, shower room 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.

THE ACCOMMODATION COMPRISES (dimensions approx)







DOOR TO HALL

HALL

With doors to the kitchen, shower room, two bedrooms, access to the loft and a door to the lounge.

LOUNGE 17'3" x 9'6" (narrowing to 9'3") (5.26m x 2.90m (narrowing to 2.82m))

Enjoying the far reaching outlook over open countryside. There is a feature fireplace with hearth, surround and wood mantel over (not know if in working order). Opening to the conservatory.

CONSERVATORY 9'3" x 7'9" (2.82m x 2.36m)

A triple aspect room with distant sea glimpses and a patio door opens to the rear garden.

KITCHEN 9'9" x 8'3" (2.97m x 2.51m)

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and a mixture tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven and space for a microwave, hob with hood over, a space for a washing machine and the room has tiled walls. There is an airing cupboard which houses a water tank with immersion heater and an outlook to the front.

SIDE PORCH

With an outlook to the side and front, there is a tiled floor and a sliding door to the office.

OFFICE 18'9" x 5'3" (5.72m x 1.60m)

With an outlook to the rear garden and having a sliding door to the garage.

SHOWER ROOM

Comprising a shower cubicle, w.c. with concealed cistern and a wash basin with cupboards under. The room has tiled walls, tiled floor and a frosted window to the front.

BEDROOM ONE 10'2" x 9'6" (measurements to front of wardrobe) (3.12m x 2.90m (measurements to front of wardrobe))

With an array of built-in wardrobes and views towards open countryside.

BEDROOM TWO 9'6" x 9'6" (2.90m x 2.90m)

With an outlook to the front.

DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the road, bear around to the right onto Wellington Road. Continue along Wellington Road and take the next turning on the right hand side into Sunset Drive. Continue along Sunset Drive, passing the turning for Unity Road on your right hand side and follow the road around the corner and up the hill. Take the right hand bend at the top of the hill and the road will become Warren Close, with the property being found after a short distance on your right hand side.

GARAGE 16'6" x 9'3" (5.03m x 2.82m)

With an up and over door and power.

OUTSIDE

There are gardens to the front and rear, which boast well established plants and shrubs and the rear garden enjoys fantastic views over the village towards open countryside and sea glimpses. To the side of the property is a driveway which provides parking and leads to a garage.

AGENTS NOTE

We are advised that planning consent has been granted for an extension to the back of the property to provided an extended Lounge and add a bedroom. The vendors inform me that this was passed in 1988 and the footing were started but the work not completed. We are also advised therefore that the planning is still live and the planning reference number is W2/84/00521/F. Prospective purchasers must satisfy themselves. Plans will be made available at the viewings,

VIEWING

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

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 C.





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.

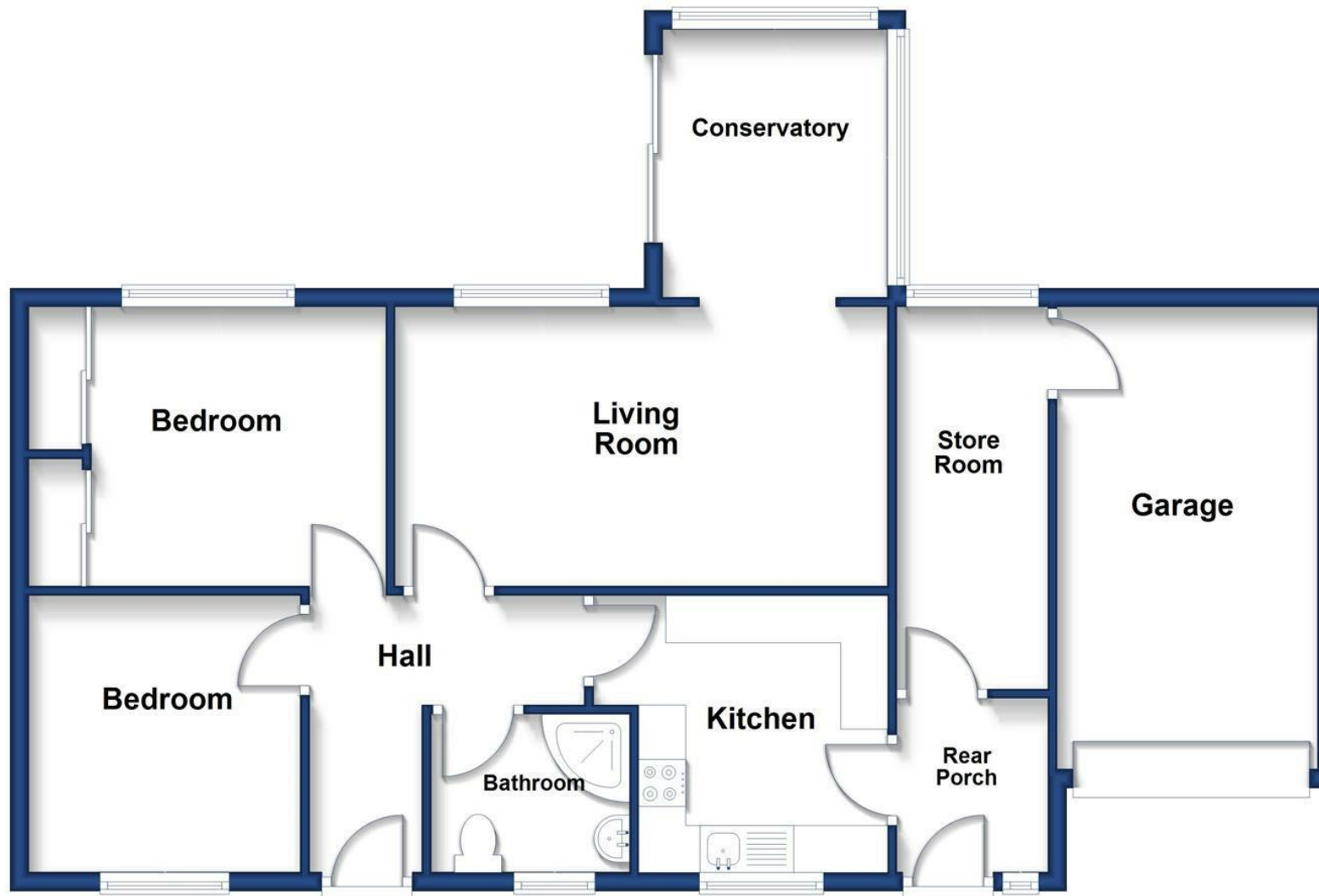
DATE DETAILS PREPARED.

1st August 2025



Ground Floor

Approx. 86.8 sq. metres (934.0 sq. feet)



Total area: approx. 86.8 sq. metres (934.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(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 figures 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

5 Wendron Street, Helston, TR13 8PT

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

CHRISTOPHERS
ESTATE AGENTS