



**75 Gibson Way, Porthleven, TR13 9AN**

**£340,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



# 75 Gibson Way

- THREE BEDROOM SEMI-DETACHED HOUSE
- SOUGHT AFTER FISHING VILLAGE
- VIEWS OVER THE VILLAGE OUT TO SEA
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- PARKING AREA
- GARDENS & DECKED AREA
- COUNCIL TAX A
- FREEHOLD
- EPC D61











Situated in the sought after Cornish fishing village of Porthleven is this well proportioned, three bedroom family home. The residence, which has been enhanced by the current owners, enjoys views over the village out to sea and benefits from oil fired central heating and double glazing.

In brief, downstairs the accommodation comprises an entrance area, lounge, kitchen, dining room, W.C and shower room. On the first floor is a bathroom and three bedrooms. To the outside there is a parking area to the front and a decked areas which would seem ideal for alfresco dining and entertaining. The rear garden is laid to lawn and a useful shed.

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 AREA

With a window to the side, door to the kitchen, stairs to the first floor and door to

##### LOUNGE 14'9" x 9'9" (4.50m x 2.97m)

A dual aspect room with an outlook over the village and out to the sea. A wood burner on an attractive hearth acts as a focal point for the room.



**KITCHEN 12'6" x 12'3" (3.81m x 3.73m)**

An attractive kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There is a built-in hob with a hood over, built-in oven and space for a fridge freezer. Cupboard which has space for a washing machine and tumble dryer. The room has an outlook and door to the rear garden and a central island with cupboards under, pendant lighting over. Opening to the dining room and door to

**SHOWER ROOM**

Comprising a shower cubicle with both rain and flexible shower heads, wash basin with cupboards under and a mixer tap over, close coupled W.C. with concealed cistern. There are an array of cupboards.

**DINING ROOM 12'9" x 9'9" (3.89m x 2.97m)**

Outlook to the front and French doors to the front decking area which takes full advantage of the outlook over the village and towards the sea.

**STAIRS AND LANDING**

With doors to various rooms, access to the loft and having a built-in cupboard.

**BATHROOM**

Comprising a shower cubicle, close coupled W.C., wash basin and a bath. There is a tiled floor and frosted window.

**BEDROOM ONE 14'9" x 10' (4.50m x 3.05m)**

A dual aspect room with outlook over the village and out to sea. There is a built-in cupboard.

**BEDROOM TWO 12'9" x 9'9" (3.89m x 2.97m)**

A dual aspect room with outlook to the rear, opening onto a Juliet balcony to take full advantage of the fine views over the village and out to sea.

**BEDROOM THREE 8'9" x 7'6" (2.67m x 2.29m)**

With outlook to the rear garden.







## OUTSIDE

To the front of the property is a parking area and a pleasant decked area, which would seem ideal for alfresco dining. To the rear of the property is a garden which is laid mainly to lawn and has a useful shed with power and an outdoor shower.

## AGENTS NOTE

We are advised that planning has been granted for a new development located behind this residence. Further details can be found on the Cornwall Council Planning website using the planning reference PA23/03874.

## WHAT3WORDS

speaks.satin.firming

## SERVICES

Mains electricity, water and drainage.

## ANTI-MONEY LAUNDERING

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

## COUNCIL TAX

Council Tax Band A.

## DATE DETAILS PREPARED.

26th November 2025.

## MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

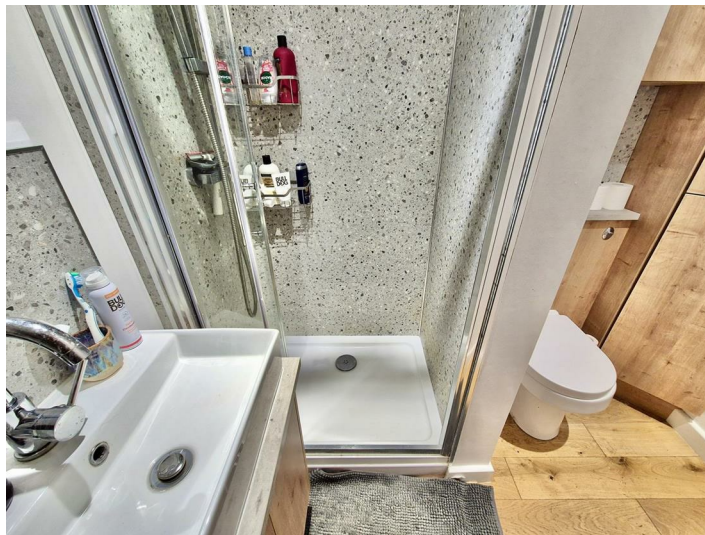
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

## 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.





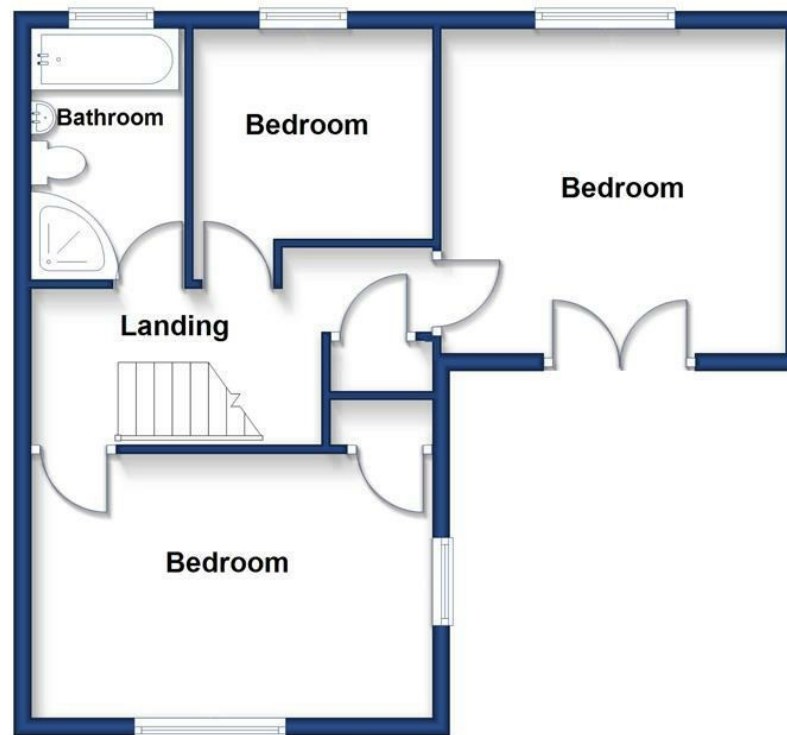
### Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 103.2 sq. metres (1111.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

**CHRISTOPHERS**  
ESTATE AGENTS