



7 Gibson Way, Porthleven, TR13 9AN

£350,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

7 Gibson Way

- SITUATED IN THE POPULAR FISHING VILLAGE
- FOUR BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- SEA GLIMPSES
- GARDENS
- PARKING
- FREEHOLD
- COUNCIL TAX B
- EPC F-37

Situated in the residential area of Gibson Way in the Cornish fishing village of Porthleven is this four bedroom detached house. The residence, which benefits from double glazing, is well proportioned and enjoys sea glimpses over other properties. To the outside are gardens to the front and rear which are mainly laid to lawn with the rear garden also having a parking area and a garage.

In brief, the accommodation comprises an entrance area, hall, lounge, kitchen/diner, utility area and completing the ground floor a study/bedroom four. On the first floor is a bathroom and three further 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)







STEPS UP AND DOOR TO

ENTRANCE PORCH

With outlook to the front garden and door to

HALL

With stairs to the first floor, door to kitchen/diner and door to

LOUNGE 18'9" x 10'6" (maximum measurements) (5.72m x 3.20m (maximum measurements))

A dual aspect room and door to

KITCHEN/DINER 18'9" x 8'9" (average measurements) (5.72m x 2.67m (average measurements))

A dual aspect room with outlook to the front and rear. The kitchen area comprising an attractive kitchen incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include an oven with hob and hood over and a fridge freezer. There is a built-in cupboard and an understairs cupboard. Opening to

UTILITY AREA

Having a working top surface with space under for utilities, access to the loft and opening to

REAR HALL

With window to the side, door to bedroom four/study and door to

W.C.

Comprising a close coupled W.C., wash basin with mixer tap over and cupboards under. There is a frosted window to the side.

STUDY/BEDROOM FOUR 8'6" x 7'3" (2.59m x 2.21m)

A triple aspect room with access to the loft.

STAIRS AND LANDING

With doors to all remaining rooms, outlook to the rear garden and access to the loft. There is a built-in cupboard which houses a water tank with immersion heater.

BEDROOM ONE 12'9" x 10'6" (3.89m x 3.20m)

With outlook to the front and having a built-in cupboard.

BEDROOM TWO 11'6" x 9'6" (plus door recess) (3.51m x 2.90m (plus door recess))

Having a built-in cupboard with an outlook to the front.

BEDROOM THREE 8'9" x 7'9" (2.67m x 2.36m)

With outlook to the rear garden.

BATHROOM

Comprising a W.C. with concealed cistern, wash basin with mixer tap over and cupboards under, peashaped bath with mixer tap and shower over with both rain and flexible shower heads. There is a frosted window to the rear.

OUTSIDE

To the front of the property is a wall enclosed garden having well established shrubs. The rear garden is mainly laid to lawn and at the rear of the garden is a parking area and garage.

AGENTS NOTE

We are advised that there is a shared path with a neighbouring property which leads from the front of the residence to the back.

WHAT3WORDS

mixture.paler.salon

SERVICES

Mains electricity, water and drainage.

ANTI-MONEY LAUNDERING

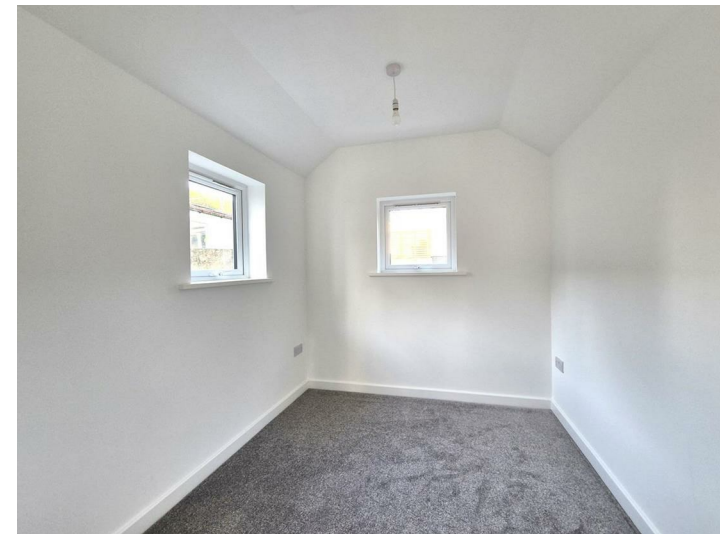
We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band B.

DATE DETAILS PREPARED.

1st December 2025.





MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

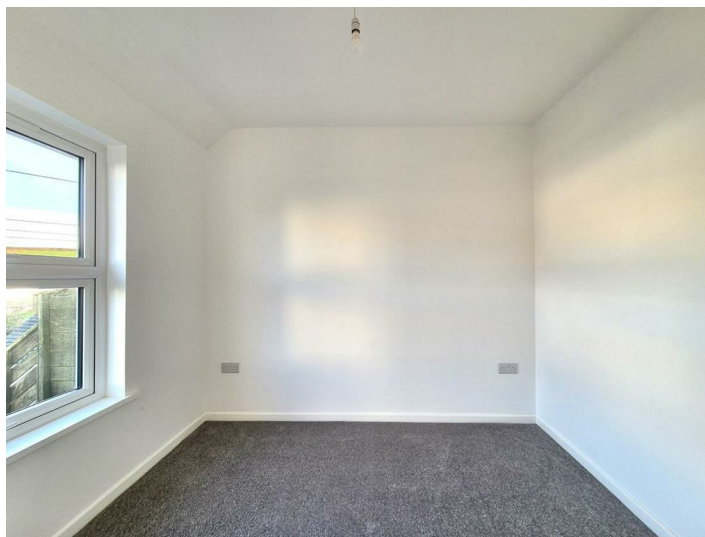
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

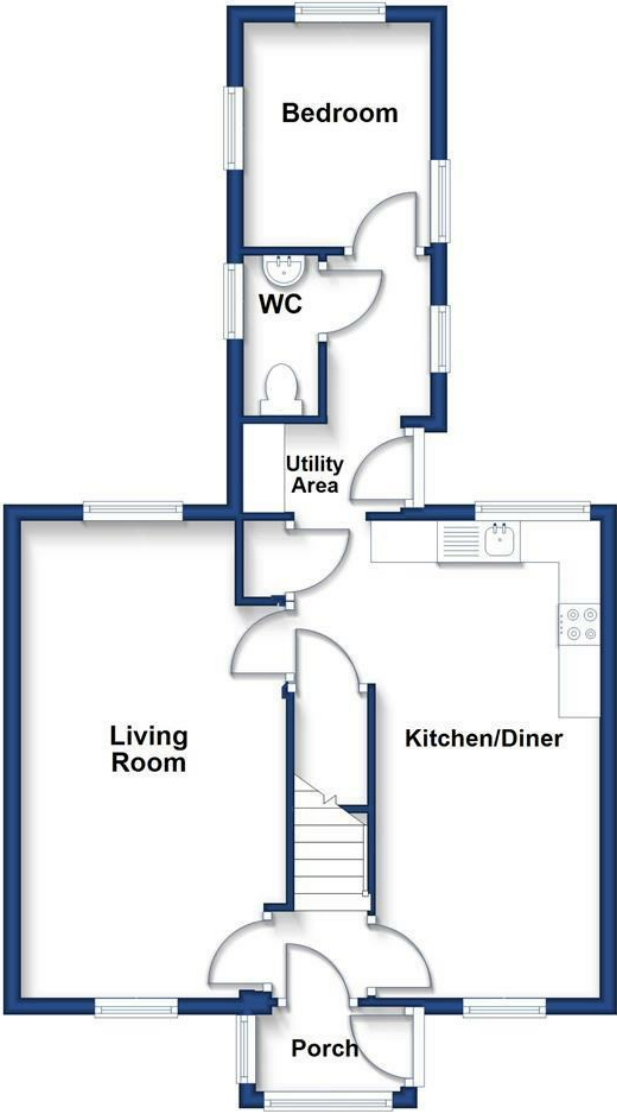
<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

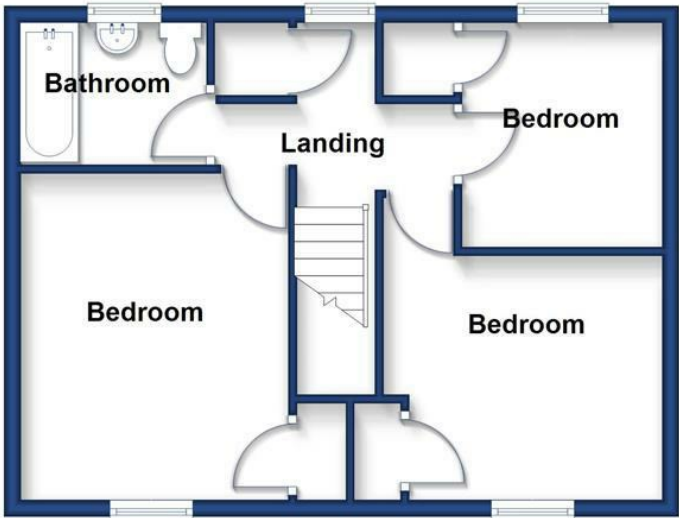
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.




Ground Floor
Approx. 55.4 sq. metres (596.0 sq. feet)



First Floor
Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 99.9 sq. metres (1075.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	37	
(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. 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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