



 **Millerson**  
*Select*

**10 The Valley Porthcurno**

St. Levan

**Price Guide £385,000**



# 10 THE VALLEY PORTHCURNO

## ST. LEVAN

- STUNNING FIRST FLOOR APARTMENT IN A VERY DESIRABLE LOCATION ONLY MOMENTS FROM THE BEACH
- 3 DOUBLE BEDROOMS
- PRIVATE WEST FACING BALCONY AND PRIVATE GARDEN
- COMPREHENSIVELY UPGRADED TO INCLUDE A FULL RE-WIRE, TRIPLE GLAZING AND LOW ENERGY L.E.D LIGHTING THROUGHOUT
- TWO PRIVATE PARKING SPACES
- FURNITURE AND FIXTURES AVAILABLE BY NEGOTIATION
- REMOTELY CONTROLLED UNDERFLOOR HEATING THROUGHOUT
- NO CHAIN
- SCAN QR CODE FOR MATERIAL INFORMATION

This beautifully presented, 3 double bed first floor apartment has undergone comprehensive refurbishment by the current owners and is presented to the highest of standards offering spacious and versatile accommodation throughout. Situated in the sought after south coast village of Porthcurno with it's rugged landscape and stunning beaches, this first floor apartment offers off road parking for 2 vehicles, west facing balcony and private garden. Offered for sale with NO CHAIN, we strongly recommend an early inspection.







### KITCHEN

11'8 x 11'8 (3.56m x 3.56m)

Comprehensively fitted with a one and a half sink unit with adjoining work surfaces incorporating a 4 ring ceramic hob with extractor over, range of matching base and eye level units with integral oven, washing machine, dishwasher and fridge freezer, recessed ceiling spotlights, tiled flooring, underfloor heating, door and UPVC triple glazed window to the rear.

### DINING ROOM

11'8 x 10'2 (3.56m x 3.10m)

UPVC triple glazed window to the rear, tiled flooring with underfloor heating, built in storage cupboard, semi open plan with access into the lounge.

### LOUNGE

15'2 x 12'10 (4.62m x 3.91m)

A lovely light room with UPVC triple glazed window and door to the front leading to the private west facing balcony, tiled flooring with underfloor heating, television point, door leading to the communal landing with stairs descending to the front of the building.

### INNER HALL

Access to all bedrooms and shower room. Tiled flooring with underfloor heating, built in storage cupboard.

### BEDROOM 1

11'11 x 10'1 (3.63m x 3.07m)

UPVC triple glazed window to the front with a lovely outlook, built in double wardrobe, tiled flooring with underfloor heating.

### BEDROOM 2

12'10 x 10'9 (3.91m x 3.28m)

A light and airy dual aspect room with triple glazed windows to the front and side, tiled flooring with underfloor heating, built in wardrobe.

### BEDROOM 3

11'8 x 10'0 (3.56m x 3.05m)

Another good size double room featuring triple glazed window to the rear, tiled flooring, built in wardrobe.

### SHOWER ROOM

8'0 x 6'8 (2.44m x 2.03m)

A contemporary suite featuring a large shower cubicle with mains shower over, dual flush with concealed cistern, wash hand basin with fitted cupboards under, extractor fan, complementary wall and floor tiling, triple glazed window to the rear.

### PARKING

To the rear of the building there are two allocated parking spaces for this apartment.

### PRIVATE REAR GARDEN

At the rear there is a private west facing lawned garden that is well enclosed.

### MATERIAL INFORMATION

Verified Material Information

Council tax band: B

Council tax annual charge: £1727.74 a year (£143.98 a month)

Tenure: Leasehold

Lease length: 970 years remaining (999 years from 1995)

Service charge: £120

Property type: First Floor Apartment

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Underfloor

Heating features: Remote Control Heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - Good, Three - Great, EE - OK

Parking: Allocated, Driveway, Off Street, Rear, Private, and Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

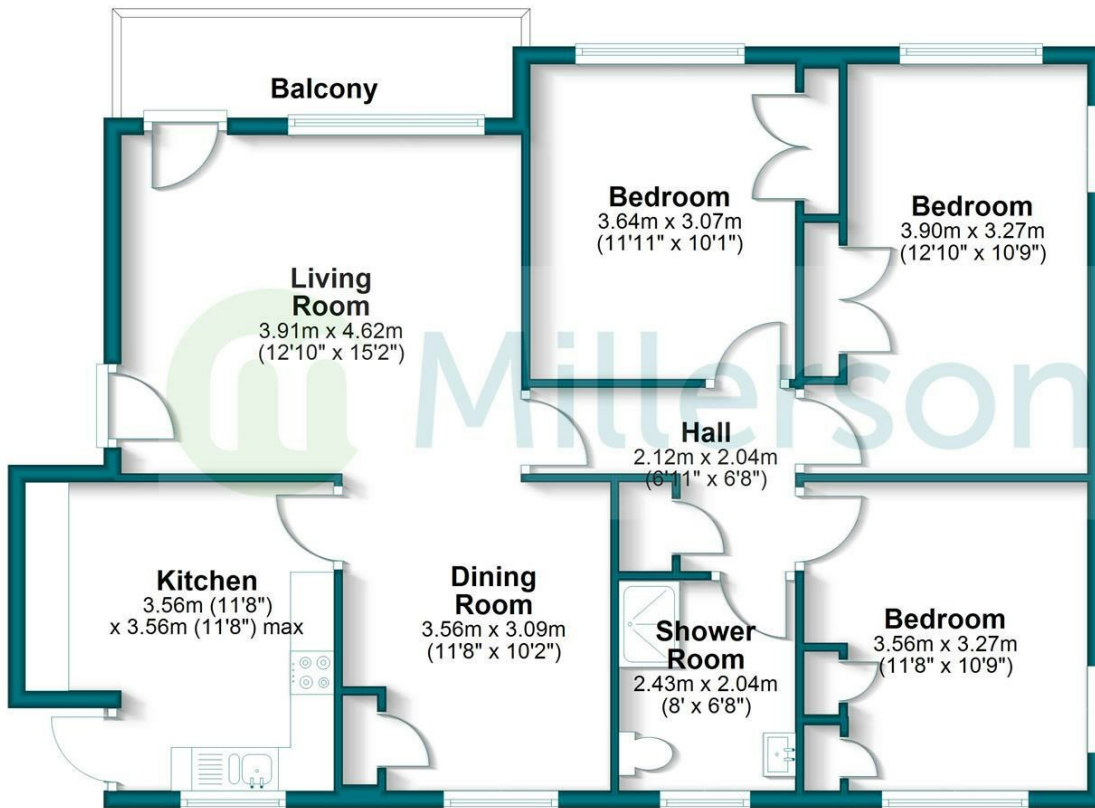
Energy Performance rating: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



**Mid Floor Flat**  
Approx. 89.7 sq. metres (965.2 sq. feet)



Total area: approx. 89.7 sq. metres (965.2 sq. feet)

50 Fore Street, Hayle, Cornwall,  
TR27 4DY

01736 754115  
hayle@millerson.com

www.millerson.com



**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>	<b>68</b>	<b>69</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	

TO ARRANGE A VIEWING PLEASE CONTACT

Hayle Sales Office  
01736 754115  
hayle@millerson.com

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