

28 St Peters Way
Porthleven, TR13 9AY



MATHER
PARTNERSHIP



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Welcome to this spacious three bedroom end of terrace house, perfect for families seeking a comfortable and sociable living space. As you approach the property, you are greeted by a large porch, ideal for removing muddy shoes and dusting off sandy feet, keeping the house clean and tidy. Upon entering the main house, you will immediately notice the spacious and inviting atmosphere. The open plan living room, kitchen, and dining area create a versatile and inclusive space, perfect for entertaining and spending quality time with family and friends. Moving to the upstairs area, you will find two generously sized double bedrooms, one of which benefits from lovely views of the surrounding area. Additionally, there is a good sized single bedroom, providing ample space for children, guests, or a home office. Stepping into the rear garden there is a decked area, perfect for outdoor dining, relaxation, and hosting gatherings. Adjacent to the decked area, there is a lawned area. Convenience is further enhanced by the presence of off road parking, allowing for the secure parking of two vehicles. This feature ensures that you never have to worry about finding a parking space when returning home. What sets this property apart is the versatile cellar and garage area providing lots of additional storage area and scope to be transformed into an additional room.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £300,000

Location

Porthleven is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, Primary School and doctors surgery. With a gorgeous traditional working harbour and beach this is a super and much sought after location.

Accommodation

Entrance Porch
Living Room
Kitchen/Diner
Stairs to Landing

Bathroom

Bedroom Two
Bedroom One
Bedroom Three

Cellar

Providing a fantastic amount of flexibility and versatility.

Garage

Providing additional storage.

Parking

There is gravelled driveway providing parking for two vehicles.

Sservices

Mains water, electricity and drainage. Oil fired central heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

COUNCIL TAX BAND- B

Anti Money Laundering Regulations - Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

Proof of Finances

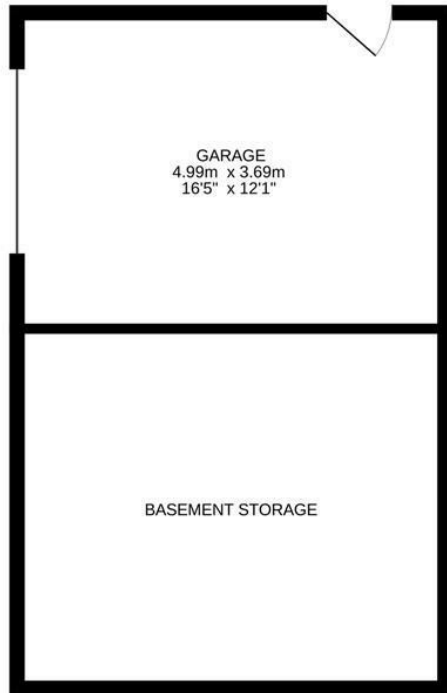
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

Broadband and Mobile Coverage

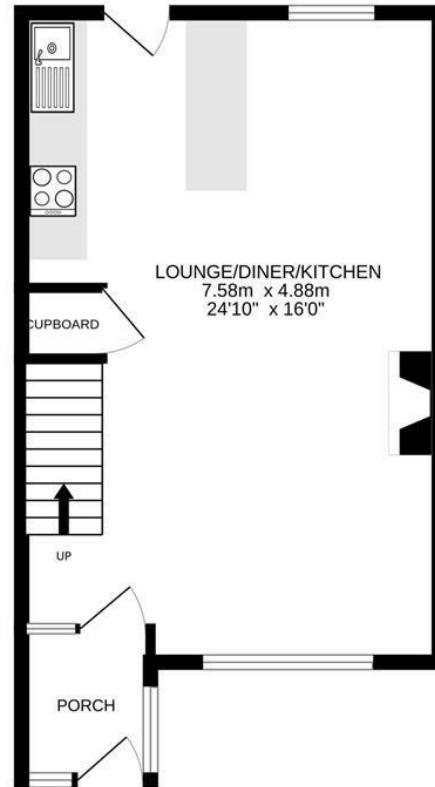
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



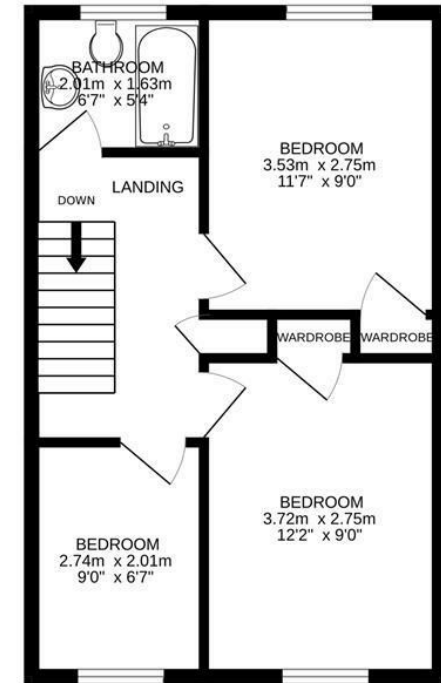
LOWER GROUND FLOOR



UPPER GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

