

9 Sunset Gardens Porthleven, Cornwall TR13 9BS

FOR SALE

MATHER
PARTNERSHIP
01326 565016
thematherpartnership.co.uk







9 Sunset Gardens Porthleven, Cornwall TR13 9BS

This is an exciting opportunity to purchase a detached dormer bungalow which needs building and renovation works throughout. This means that you also get to do lots of the exciting elements of a build like choosing the kitchen, bathroom, floor coverings etc. The plans have been drawn up with a view to having an entrance hall, kitchen, living room/dining room, bathroom and two bedrooms on the ground floor. The first floor will provide a further bathroom, lounge and bedroom with the latter two rooms having views towards the sea. The rear garden is of a good size whilst the front has ample room to create parking alongside the planning for the detached garage. The property is situated within walking distance of the harbour, village centre and all of the amenities that Porthleven has to offer. Being sold with no onward chain.



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

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE - £275,000

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.

AGENTS NOTE

Prospective purchasers should be aware that the access to the first floor is via a ladder and this is to be used at your own risk.

PLANNING INFORMATION

Plans can be viewed on the Cornwall Council Planning portal under decision number PA20/02650.

COUNCIL TAX BAND - C

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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

PROOF OF FINANCE - PURCHASERS

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.





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.

