

9 Penponds Road,
Porthleven, TR13 9LL







9 Penponds Road, Porthleven, TR13 9LL

A superb two bedroom detached bungalow, in good condition with a large single garage and spacious living accommodation. Positioned on a larger plot, there are well maintained, sunny gardens, which have a range of established plants and is a gardener's paradise to the rear - a real botanical haven. The property has been well maintained, and although in need of cosmetic refurbishment, could make a comfortable home. The lounge is spacious and has two windows which let light flood in, and give views over the rear garden as well as open countryside. There are two double bedrooms, the master having an outlook over the garden. The rear garden is a real feature of the property being a good size, and having a lovely sunny aspect. There is scope to add a patio area, and potentially extend - subject to obtaining any necessary consents. Occupying a good size plot with sunny front and enclosed rear gardens, there is a long drive, providing plenty of parking, leading to the garage. This bungalow is located in a sought after location and is within easy reach of the village facilities and primary school. Coming to market 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 - £375,000

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 picturesque traditional working harbour and beach this is a super and much sought after location. The nearest town of Helston is a short drive away with comprehensive facilities. In terms of major transport links, Penzance train station is a 12 mile drive from Porthleven and Newquay airport is approximately 40 miles.

Accommodation

Entrance Hall
Kitchen

Living Room
Bedroom One
Bedroom Two
Shower Room

Parking

On the driveway for up to 2 vehicles.

Garage

With light and power connected

Garden

Low maintenance to the front and rear garden with pedestrian access to the rear with a range of shrubs and plants.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	82
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 - C

Services

Mains water, drainage, electricity, oil central heating.

Broadband & Mobile Phone 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/>

Proof of Finances

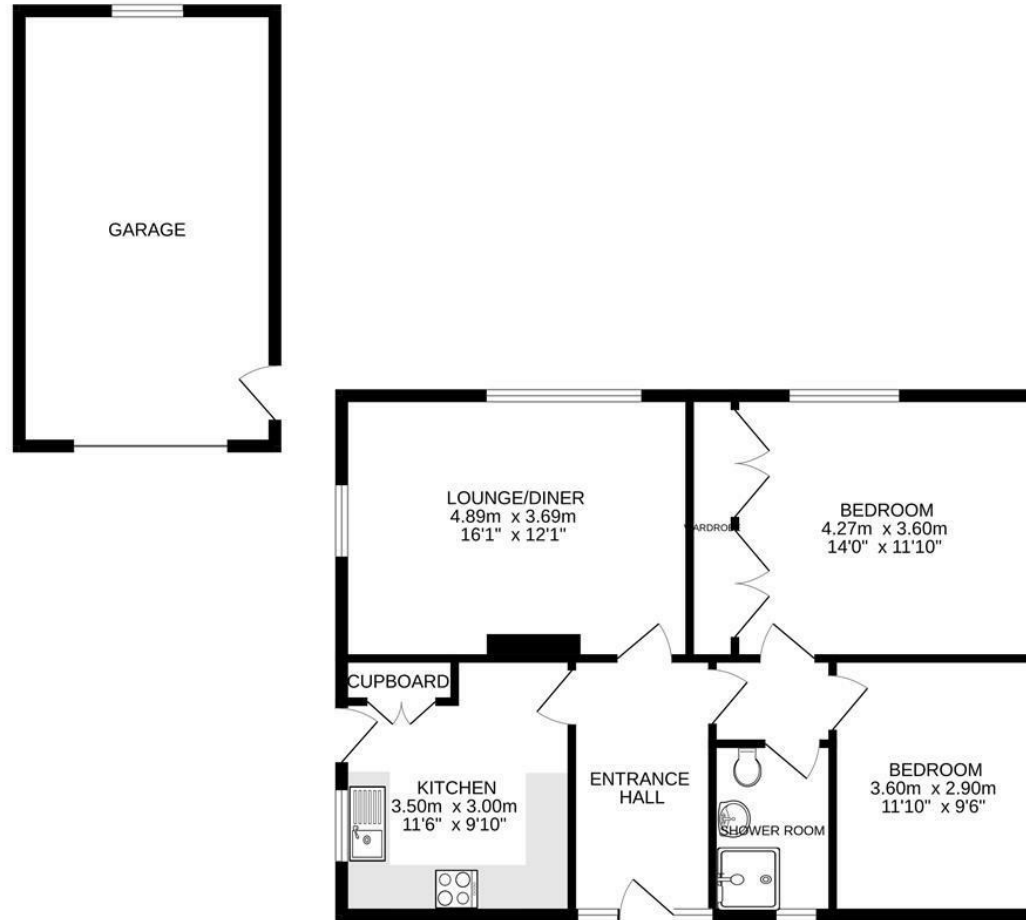
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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 will inform you of the process once your offer has been accepted.



GROUND 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.
Made with Metropix ©2024

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.

