

33 Gibson Way
Porthleven, Cornwall TR13 9AN





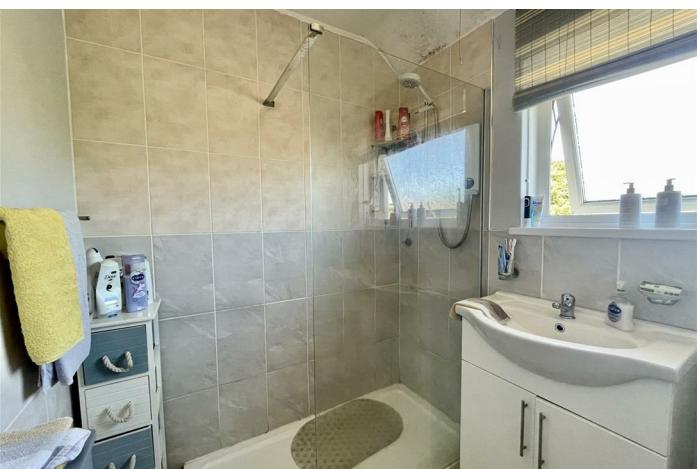
33 Gibson Way Porthleven, Cornwall TR13 9AN

It is not very often that a family size property in Porthleven which is walking distance of all the village amenities becomes available with off road parking!! This 3/4 bedroom semi detached house provides a good amount of accommodation and flexible living which is ideally suited for a growing family or dependent relative. Internally, the accommodation is

surprisingly spacious. The lounge is dual aspect creating a light and airy space and allows the family to spread out while relaxing in front of the TV. The separate dining room area creates a lovely hosting area which leads into the fully fitted kitchen. This is where you can really put your stamp on the property and make your kitchen dreams come true as the area lends itself to being opened up to create a more practical, modern family

room. To the rear the sellers have converted the space into a further bedroom/office allowing a family member to have their own independent space or perfect home office. To

the first floor there are two double bedrooms with built in storage with one of those bedrooms enjoying a sea glimpse, a single bedroom and shower room. Outside it is a real blank canvass allowing the avid gardener to fulfill their vision. The lawned area provides a great space for the summer BBQ's and the additional area would make a perfect patio for further outdoor seating or space for a hot tub!!



The Mather Partnership, Offices in Helston & Hayle
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GUIDE PRICE - £320,000

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 Hallway
Lounge
Dining Room
Kitchen

Rear Porch

Bedroom Four/Office

Two double bedrooms

Single bedroom

Shower Room

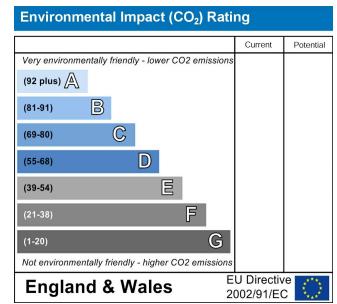
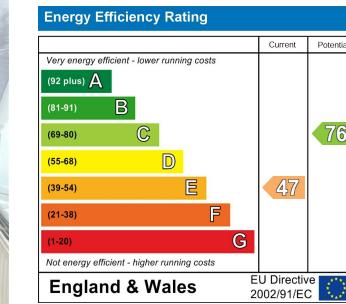
OUTSIDE

To the front of the property is a low maintenance gravel garden whilst to the side there is a driveway offering parking for several vehicles. There is an enclosed garden to the rear of the property.

SERVICES

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





AGENTS NOTE

Our client advises of the following planning application PA23/03874. Full details can be found on the Cornwall Council Planning Website.

COUNCIL TAX BAND- B

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

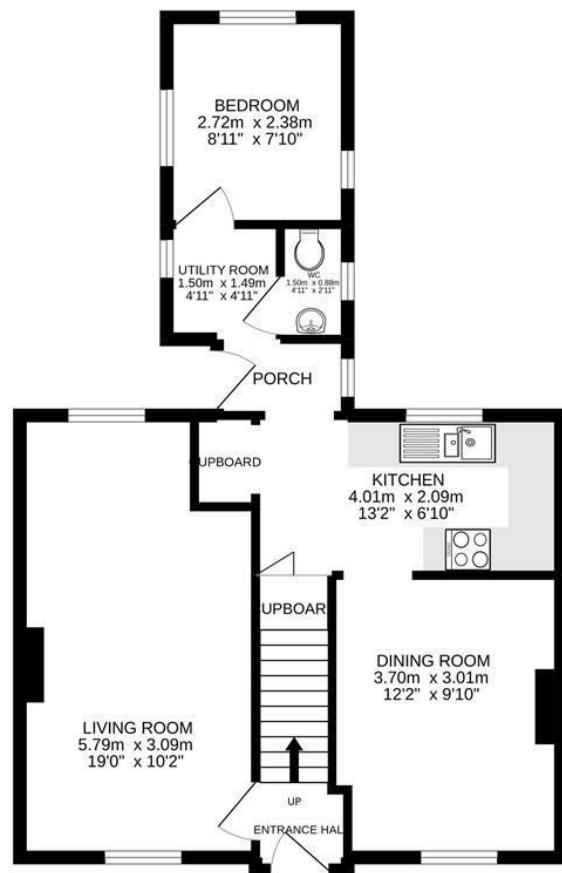
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

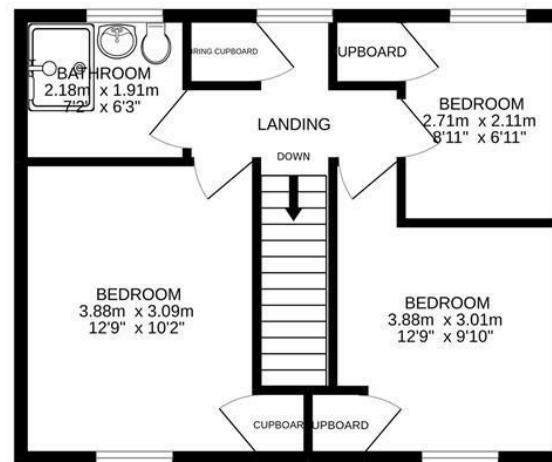
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



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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