

4 Wellington Terrace
Porthleven, TR13 9HU





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Located on Wellington Road this three bedroom end of terraced house is situated within close proximity to the village centre, doctors and school making modern life more convenient. As you step inside, you'll be greeted by a light and airy ambiance that flows effortlessly throughout the house. The entrance porch is perfect for removing sandy shoes after a day on the beach or in the garden. The living room is a cosy retreat, with views over the garden. The heart of this home lies in the kitchen/diner, providing a lovely social environment to spend with friends and family. The well-proportioned bedrooms offer ample space for relaxation and personalisation, ensuring everyone has their own sanctuary. Outside, a large garden at the front of the property beckons for outdoor activities and social gatherings. Picture yourself enjoying sunny afternoons in the decked area, a perfect spot for alfresco dining



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA
Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

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. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Porch
Hallway
Living Room
Kitchen/Diner
Utility/WC

Stairs to First Floor Landing

Family Bathroom

Bedroom Two

Bedroom One

Bedroom Three

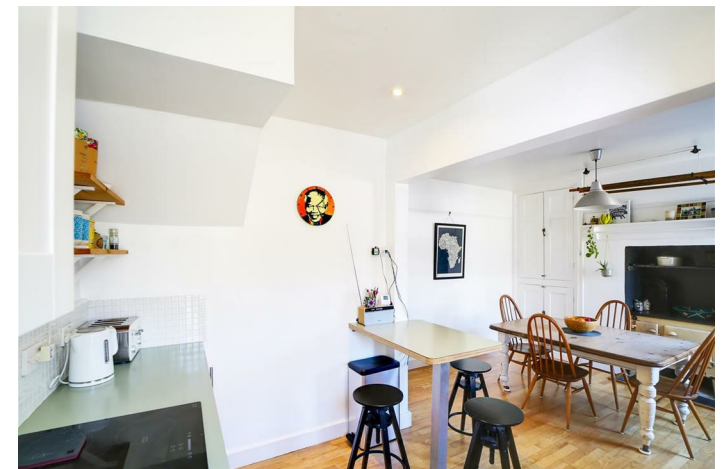
Outside

To the front of the property is a fantastic garden which is mainly laid to lawn and benefits from mature shrubs giving a good level of privacy. To the top of the garden there is a decked area perfect for outdoor seating. At the rear there is a small yard area which accommodates a large shed providing a decent amount of storage for all your outdoor equipment.

Services

Mains water, electricity and drainage. Oil Fired Central Heating

Council Tax Band- B





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			
		79	46
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

Agents Note

Our client has advised that the pathway at the front is a shared pathway with number 5. There is also pedestrian right of way at the rear which can be used by number 3.

Broadband and Mobile Phone Coverage

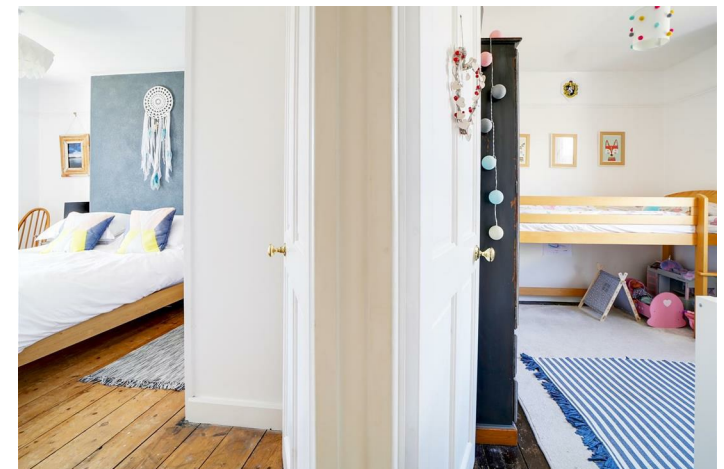
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

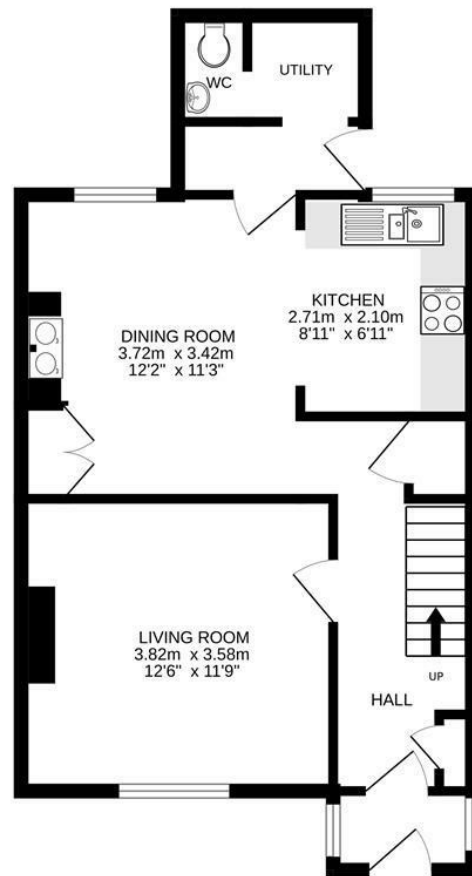
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

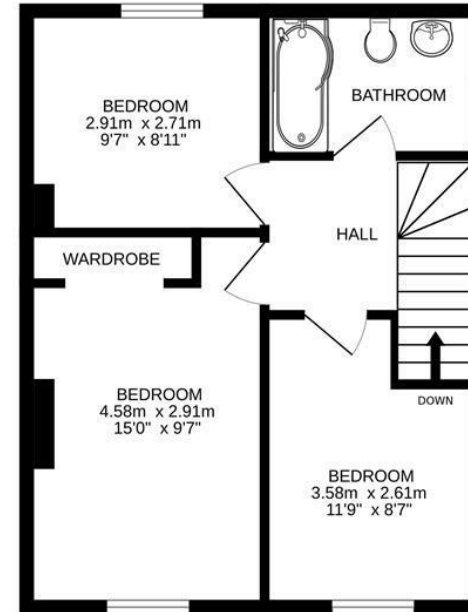
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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.

