



**29 Thomas Street, Porthleven, TR13 9DG**  
**Guide price £225,000**





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Situated close to the village and harbour, this two-bedroom detached bungalow offers an exciting opportunity for homeowners and developers alike. While in need of some updating, the property boasts a great location and a plot which seems to offer the potential to create parking, subject to any necessary consents being obtained. This super bungalow can be transformed into a wonderful home or would make a great investment for developers looking to maximize the site's potential. Don't miss out on this unique opportunity.



**Guide Price - £225,000**

### Location

Within a short stroll of all that Porthleven has to offer this is a fantastic opportunity. 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 superb and much sought after location.

### Accommodation

Step inside and find yourself in a hallway offering access to the kitchen/breakfast room and the lounge and shower room with steps leading down to the lower hallway. The lower hallway offers external access to the garden and to both of the bedrooms.

### Outside

There is a low maintenance patio garden and also a useful outhouse to the side of the property.

### Services

Mains electiricty, water and drainage. 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 will inform you of the process once your offer has been accepted.

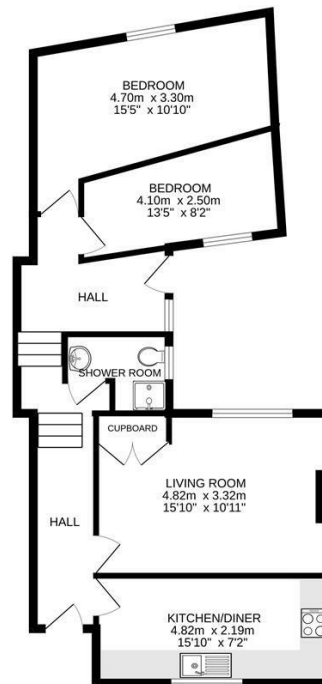
### Proof of Finances

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

### 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/>

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 misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>80</b>
		<b>23</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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