



24 Thomas Street
Porthleven, TR13 9DG





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Welcome to this charming character cottage in the picturesque village of Porthleven. Currently utilised as a holiday let and being sold with no onward chain, this cottage would be perfect for those looking for an investment, or a full time residence. This immaculately presented property boasts one reception room, one cosy bedroom, beautiful modern kitchen and a well-appointed bathroom. As you step inside, you'll be greeted by a lovely light living room featuring a traditional log burner, perfect for those cozy evenings in. The original wood flooring and exposed beams add to the character and warmth of the space, creating a homely atmosphere. The light-filled kitchen is a delightful space that opens up to a quaint garden, ideal for enjoying your morning coffee with good levels of sunshine. Located within walking distance to the centre of Porthleven, this character cottage offers not just a home, but a lifestyle. Don't miss the opportunity to make this charming property your own.



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

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Guide price - £250,000

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

- Living room
- Kitchen
- Bathroom
- Bedroom
- Patio garden

Outside

The property benefits from a quaint and well presented garden currently arranged as low maintenance loose stone, Cornish stone walling, and a shed which houses the oil tank. Steps lead up onto the main road through to the village.

Parking

The property does not have any allocated parking, but residents can park on the street.

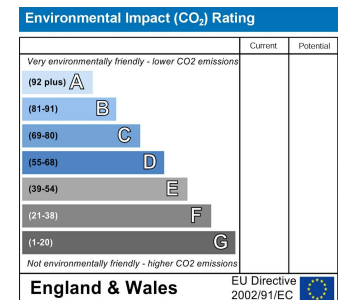
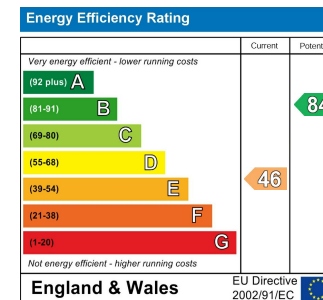
Services

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

Council Tax - Exempt

Our clients have informed us that the property is rated zero for council business tax, so they don't pay any rates.





Agents note

Please be aware that the neighbouring property has a pedestrian right of way across the garden to access their rear door.

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

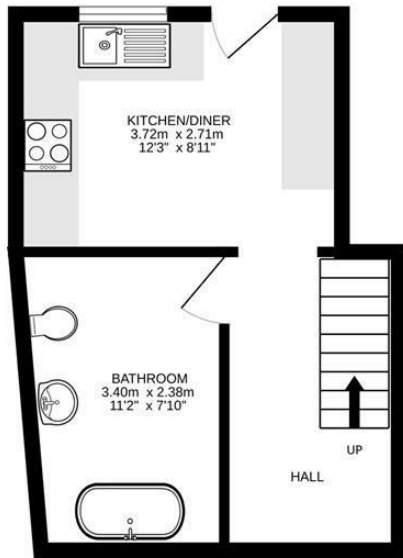
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband and Mobile Phone Coverage

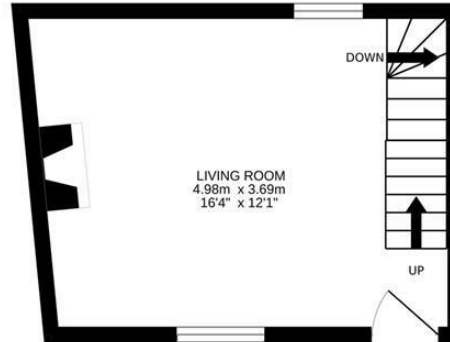
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



1ST FLOOR



2ND 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.

