

29 Wheal Rose
Porthleven, TR13 9AS





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This two bedroom terraced house offers great potential to be transformed into a lovely home. With the property requiring updating throughout it allows you to put your own stamp on it. As you step inside, you'll find a lounge/diner which overlooks the rear garden with the large window allowing lots of light to flood in. It provides a great entertaining space for friends and family. The kitchen boasts ample storage space and with it just being off the lounge/diner it allows you to stay connected. One of the highlights of this property is the enclosed front and rear gardens, providing a lovely outdoor space ready to be landscaped to your needs. Being conveniently located in the village, with a multitude of pubs, restaurants, and the primary school nearby, this house is sure to turn some heads with the added benefit of no onward chain.



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

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GUIDE PRICE £200,000

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. Wheal Rose is located on the Eastern side of the village and is approximately a 10 minute walk to the harbour or beach. The doctors surgery and bus stop is within a short walk of the property.

Accommodation

Entrance Hallway
Kitchen

Lounge/Diner
Stairs to Landing
Bedroom One
Bedroom Two
Bathroom

Outside

The rear garden is mainly laid to lawn and bordered by mature shrubs. To the front there is an area of lawn and hard ground.

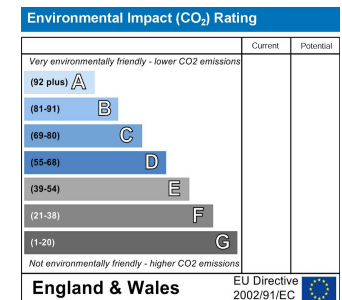
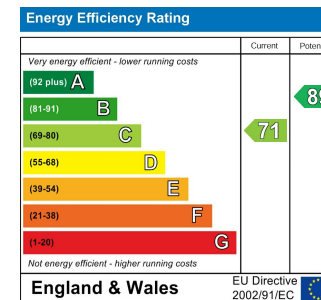
Agents Note

The annual service charge for 2024 - 2025 is £216.33 payable to Coastline Housing.

Services

Mains water, drainage and electricity. Air Source Heating.





Council Tax Band- A

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

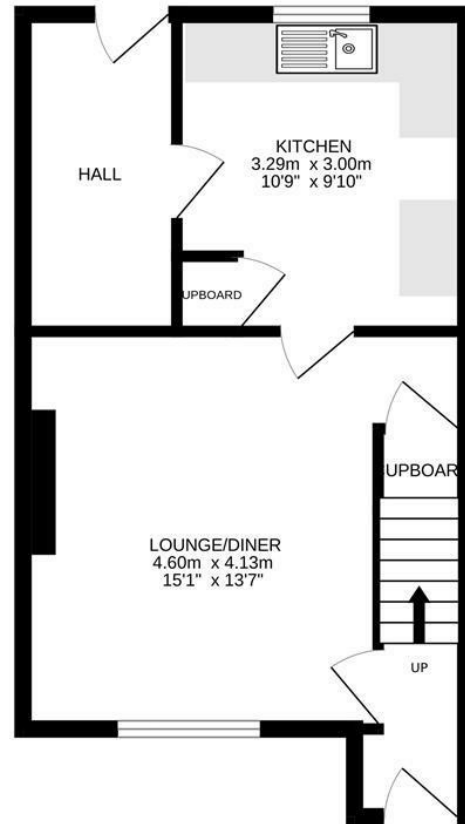
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

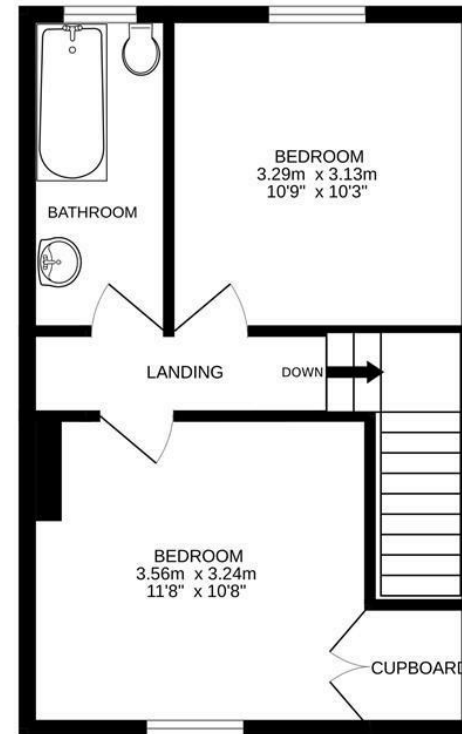
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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