

13 The Crescent

Porthleven, Cornwall TR13 9LU







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Situated in one of Porthleven's most sought after residential addresses, less than five hundred meters from the inner harbour, this detached house offers a perfect blend of space, comfort, and style. Boasting two reception rooms, four bedrooms, and three bathrooms, this property is ideal for those seeking a spacious living arrangement. As you step inside, you are greeted by a generous open plan layout encompassing the kitchen, dining area, and lounge, seamlessly flowing into a delightful conservatory which enjoys sea views. The perfect setting for entertaining guests or simply relaxing with your loved ones. Venturing to the first floor, you'll find two additional bedrooms, the master bedroom treating you to picturesque sea views and both are complete with en suite shower rooms for added convenience and luxury. Situated on a large plot, this property offers ample outdoor space with a well maintained garden, including a large lawn area and a courtyard thoughtfully sectioned to optimise the space for various activities. Parking will never be an issue with space for three vehicles off-road, in addition to a garage for secure storage.



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

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OFFERS IN EXCESS OF £700,000

Location

This property enjoys an excellent position being within easy reach of the harbour and village centre yet at the same time in a quieter and more residential 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 as well as a world class surf break, this is a super and much sought after location.

Accommodation

Conservatory
Open Plan Kitchen/Diner/Lounge
Inner Hallway
Bedroom Three
Bedroom Four

Shower Room
Stairs to First Floor Landing
Bedroom One with En-suite
Bedroom Two with En-suite

Garage

A single garage providing a good level of storage and electricity inside.

Outside

The property is approached via a tarmac driveway offering parking for three vehicles. A paved pathway leads to the front door with a lawned garden that runs from the front of the house round to the side aspect. To the rear of the property is a paved courtyard garden being fully enclosed and offering an ideal area for table and chairs from which family barbecues can be enjoyed, is planted with a range of shrubs and an outside cold water tap.

Services

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





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			
		63	78
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

Council Tax Band- C

Agents Note

Our client advises of the following planning application PA21/07773. Full details can be found on the Cornwall Council Planning Website.

Broadband and Mobile Phone Coverage

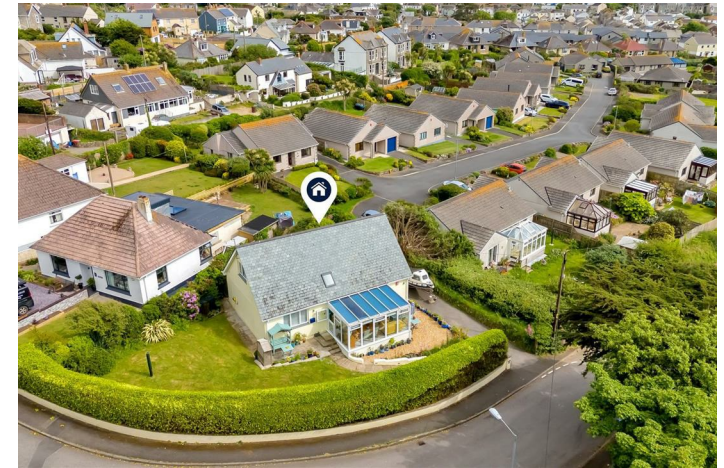
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

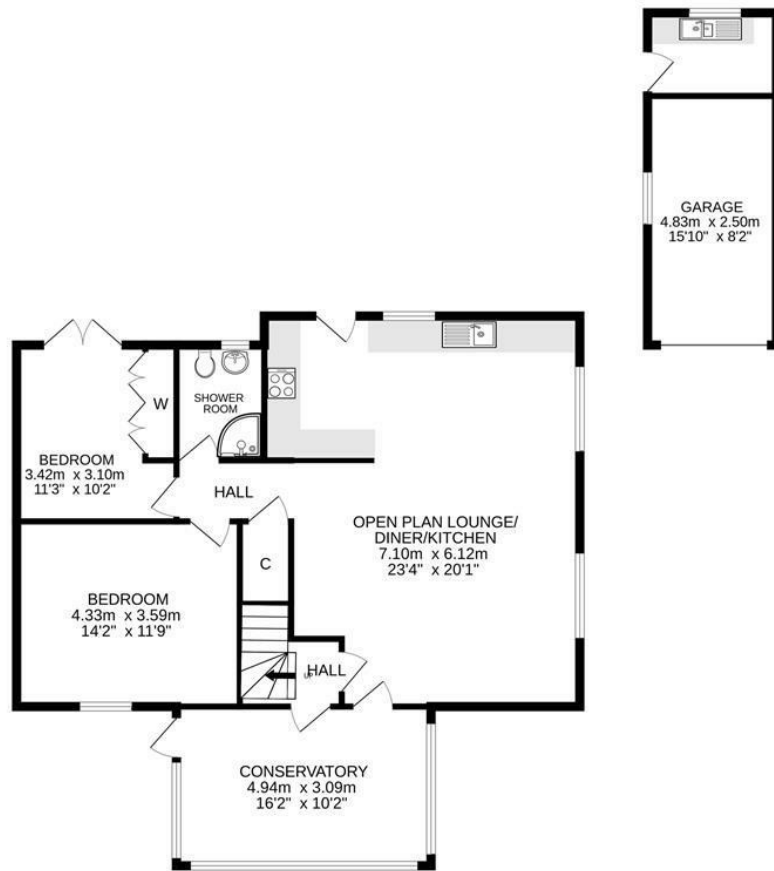
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

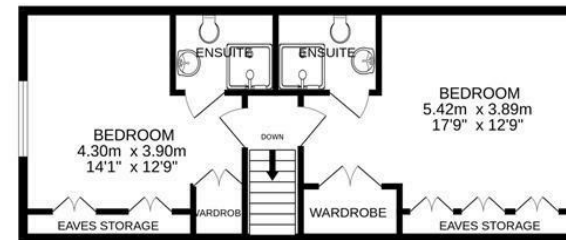
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



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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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.

