

Kerenza Peeverell Terrace Porthleven, TR13 9DZ





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*****OPEN HOUSE SATURDAY 13TH AT 9.15AM-10.15AM***** Nestled within a picturesque coastal village, this charming two bedroom semi-detached cottage beckons with its idyllic setting and brilliant sea views. Just a brief stroll from the village centre, this home offers both convenience and tranquility. Step into the inviting living room, where a crackling log burner sets the scene for cozy winter evenings, offering a warm ambiance to unwind and relax. Adjacent to the living area, the dining room provides versatility, accommodating either a spacious dining table or serving as an office or additional reception room. Sunlight floods in through the adjoining sunroom, illuminating the space and offering a delightful spot to bask in the sea views and picturesque sunsets. The kitchen is well appointed with a range of storage units and ample countertop space, facilitating effortless meal preparation. A convenient utility room, just off the kitchen, offers additional storage and serves as a practical drying area, keeping white goods neatly concealed. Upstairs, two double bedrooms provide comfortable accommodations, while a modern bathroom ensures everyday convenience. The outdoor space is a true treat, thoughtfully tiered to maximize the fantastic location. The top tier is mostly laid to lawn, this upper tier offers a blank canvas awaiting your creative touch. Imagine sipping morning coffee or hosting alfresco dinners while soaking in the breathtaking sea views. Descend the steps to a gravelled area which is a great seating area. Being sold with no onward chain, it provides a great opportunity.



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

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OFFERS IN EXCESS OF £300,000

Location

This property enjoys a wonderful position being both tucked away and at the same time close to the beach and all that the village has to offer and enjoying some fabulous sea views. 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

Side Porch
Living Room
Dining Room

Sunroom
Kitchen
Utility Room
Stairs to Landing
Bedroom One
Bedroom Two
Bathroom

Outside

A gate at front of the property leads to a pathway which leads to the side of the property which takes you to steps ascending up to a gravelled area. Further steps lead up to a lawned area which is a blank canvas ready to be transformed which benefits from fantastic sea views and backs onto a field.

Services

Mains water, electricity and drainage.





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			
			81
		40	
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 has informed us that there is a covenant stating that the property can only be used as a private dwelling and not a holiday let.

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.

