

# Hebron Gibson Way Porthleven, TR13 9AN







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This two/three bedroom detached bungalow offers flexible living and is conveniently located with easy access to the village centre and the doctor's surgery. While the property requires modernisation throughout, it presents a blank canvas for you to infuse your own style and personality. The dual aspect living room is bright and airy, creating a welcoming atmosphere, and the kitchen boasts ample storage space. The dining room, which can also serve as a third bedroom, adds to the versatility of the home. Additionally, there are two well-proportioned bedrooms and a shower room.

The garden is a standout feature, offering a generous amount of outdoor space that can be fully maximised and landscaped to enjoy the sun. The large lawn area wraps around the front and side of the property, while the rear features a patio area with a storage space. Hedges surround the property, providing a good level of privacy, yet still allowing you to enjoy distant sea views.



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

**Tel: 01326 565016 | [sales@thematherpartnership.co.uk](mailto:sales@thematherpartnership.co.uk) | [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**GUDIE PRICE £375,000**

**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.

**Accommodation**

- Entrance Porch
- Hallway
- Living Room
- Kitchen
- Utility Room
- Dining Room/Bedroom Three
- Bedroom Two Bathroom
- Bedroom

**Outside**

A deceptively large garden which provides a blank canvas ready to be transformed. The garden is mainly laid to lawn while to the rear of the property there is a patio area ideal for outdoor seating.

**Services**

Mains water, electricity and drainage. Oil Central Heating.

**Parking**

A driveway providing off road parking for two vehicles.

**Council Tax Band-D**

**Agents Note**

Prospective purchasers should be aware that one of the vendors is related to a member of staff at The Mather Partnership.





| 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 |  |                         |           |
|   |  | 56                      | 75        |
| <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 |

**Agents Note Two**

Our client advises of the following planning application PA23/03874. Full details can be found on the Cornwall Council Planning Website.

**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/>

**Anti Money Laundering Regulations – Purchasers**

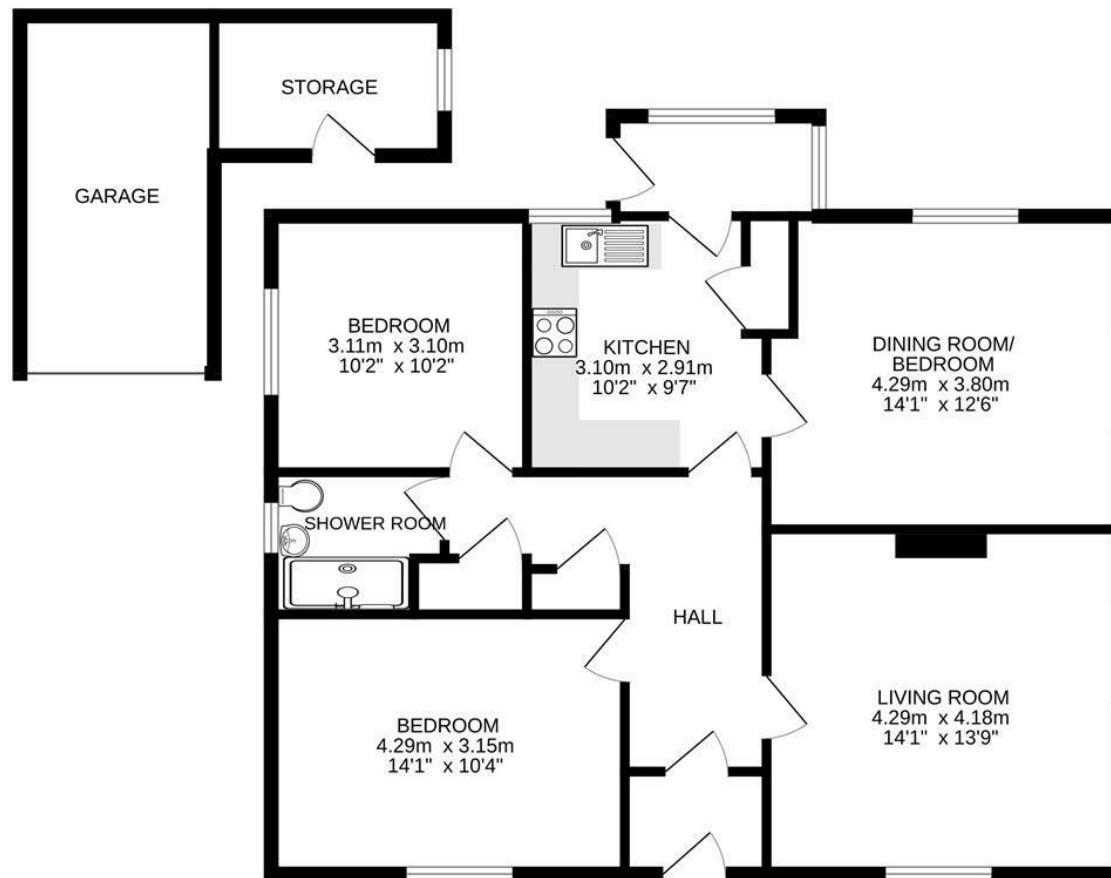
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**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



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.



HERROW

