

69 Gibson Way  
Porthleven, TR13 9AN





# 69 Gibson Way Porthleven, TR13 9AN

Welcome to this two bedroom ground floor flat located in Gibson Way, Porthleven, Helston. This property offers a sea glimpse, perfect for those who appreciate the calming presence of the sea. The flat boasts a rear garden, providing a lovely outdoor space for relaxation or entertaining guests. Although the flat is in need of some tender loving care, it presents a wonderful opportunity for someone with a vision to transform it into home. Don't miss out on the chance to purchase this property, being offered with no onward chain. Contact us today to arrange a viewing and unlock the potential of this lovely flat.



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

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**Guide Price £155,000**

**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 Hall
- Living Room
- Kitchen
- Outhouse
- Bedroom One
- Bedroom Two
- Bathroom

**Outside**

Front and rear garden which are laid to lawn.

**Services**

Mains electric, water and drainage. Oil heating.

**Service Charges**

Our client has informed us that the service charge for 18/07/2024 is £259.65 and the building insurance per year is £145.32.

**Leasehold Information**

Our client has informed us that there will be a new 999 year lease.

**Agents Note 1**

Our client has informed us that the roofing is due 2037/38 which is an approximate cost of £4,750, based on current costs.





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			
		59	68
<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 2**

Our client has informed us number 69 has a right of access across the neighbours garden along the path, so they can access the rear garden.

**Council Tax Band- A****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**

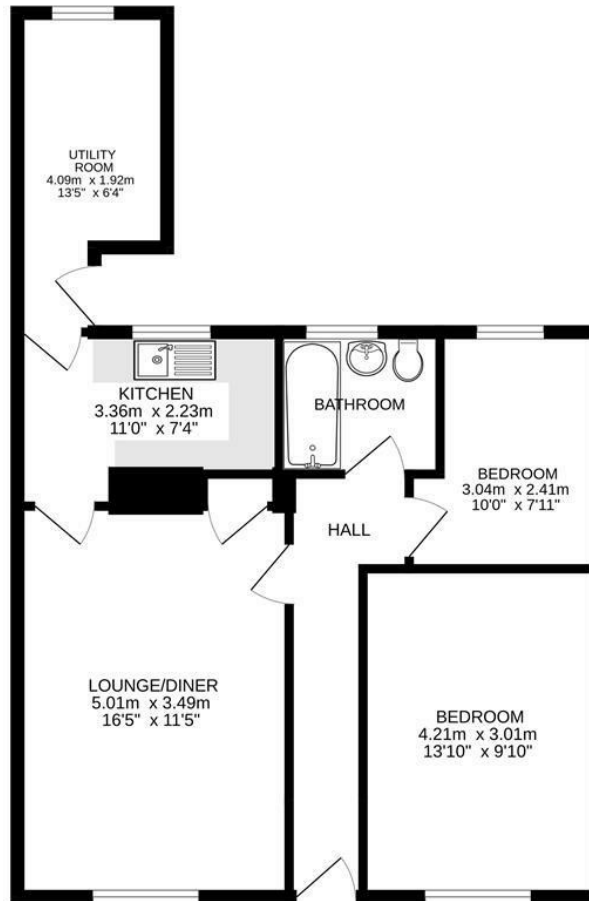
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**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.

