



Beckleven 28 A, Thomas Street
Porthleven, TR13 9DG







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An Absolute delight and true "bijou" one bedroom semi detached modern house tucked away amongst traditional Cornish cottages in the beautiful harbourside village of Porthleven. What this property cannot offer in size is more than made up for in the quality of finish of presentation. It is an ideal holiday retreat /bolt-hole or a home for a couple. Easy walking distance of the harbour, shops, pubs and famous gastro-restaurants. From walking in, you cannot help but be impressed with the attention to detail and modern convenience. It boasts double glazing and patio doors to the enclosed rear courtyard, air source powered under floor heating and high specification appliances. It has a low EPC reading of B making a sustainable investment proposition. Arranged over three floors with lower ground floor lounge/kitchen, luxurious walk in wet room at ground level and a spacious first floor bedroom with store cupboard. To the rear is a private , enclosed courtyard garden ideal for alfresco dining. The property is currently let as an air B and B. This is a true reflection of the adage "small is beautiful" and commands an early viewing.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide Price - £249,500

Location

Within a short stroll of all that Porthleven has to offer this is a fantastic opportunity. 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 picturesque traditional working harbour and beach this is a superb and much sought after location.

Accommodation

Composite front door to hall way with stairs up and down. Leading to;
Wet Room 2.088m x 1.949m, (6'10" x 6'4")

Lounge /Kitchen 6.081m x 3.33m (19'11" x 10'x11")
Bedroom 5.144m x 3.238m (16'10" x 10'7")

Outside

An enclosed rear courtyard bounded by timber fencing with a small terrace and path and steps to front gate. Air source pump.

Services

Mains water , electricity and drainage. Air source heating.

Council Tax Band - A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

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.

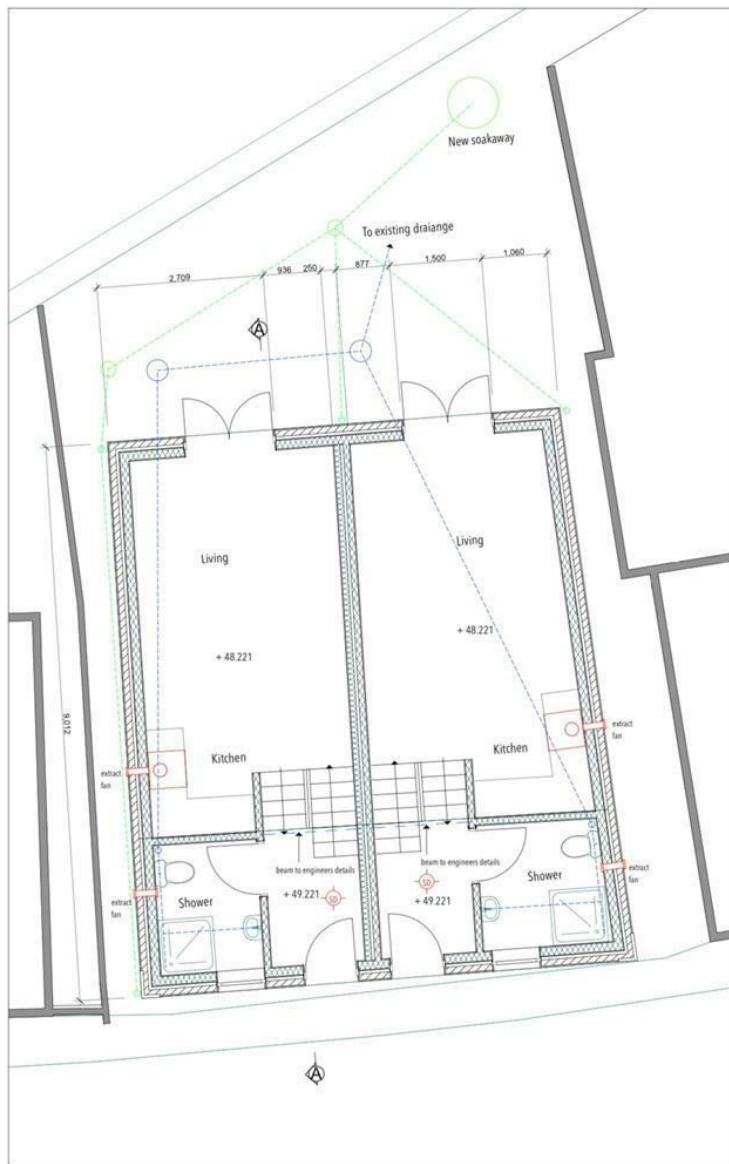
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit

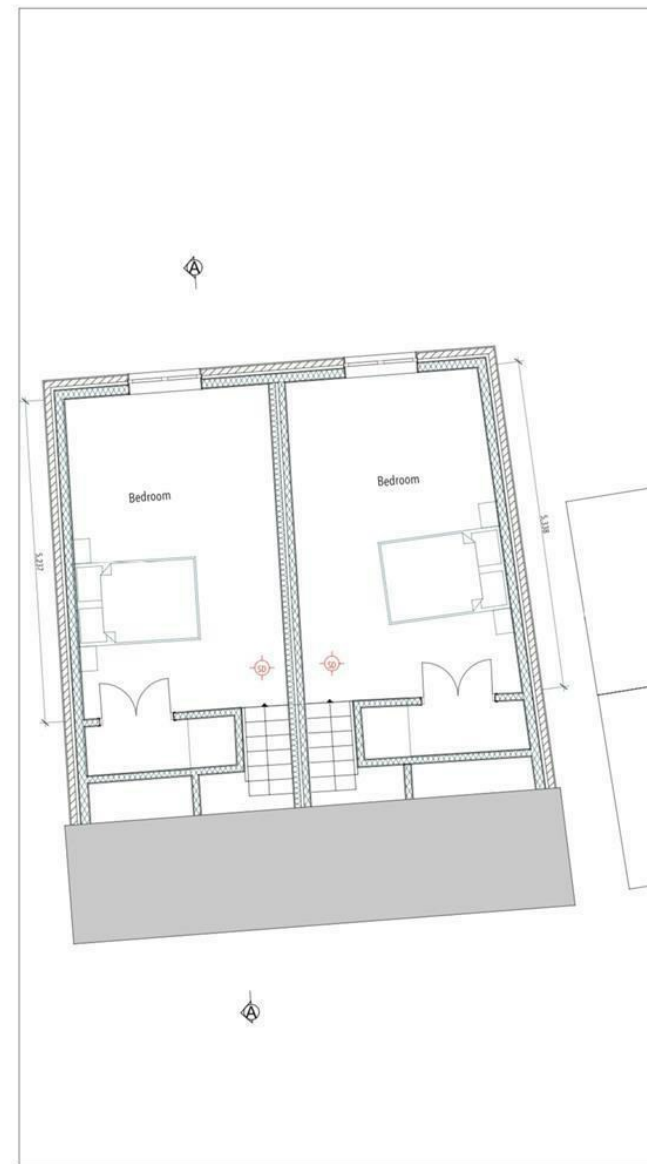
<https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit

<https://checker.ofcom.org.uk/>





Proposed Ground Floor Plan
1:50



Proposed First Floor Plan
1:50

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.

