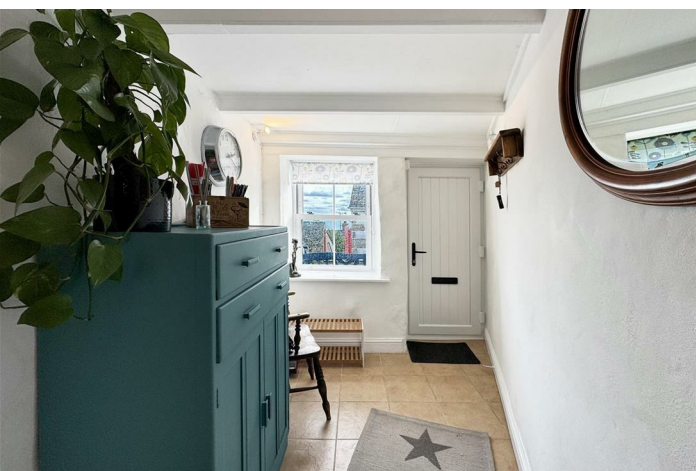




The Dolls House 26 Claremont Terrace
Porthleven, TR13 9JU







The Dolls House 26 Claremont Terrace Porthleven, TR13 9JU

Nestled in the picturesque village of Porthleven, this charming one-bedroom terraced cottage on Claremont Terrace offers a delightful blend of character and modern living. With its quirky design, the property is well presented throughout, making it an inviting space for those looking to get away to the coast. Utilised as a holiday let by our current clients, one of the standout features of this lovely cottage is the incredible sea views that can be enjoyed from various vantage points within the home. This property truly embodies the essence of coastal living. Being sold with no onward chain, this cottage presents a fantastic opportunity for first-time buyers, investors, or those seeking a tranquil retreat by the sea. The location in Porthleven is ideal, with its vibrant community, local shops, and delightful eateries just a stone's throw away. Whether you are looking for a permanent residence or a holiday getaway, this well-maintained cottage is sure to impress. Don't miss the chance to own a piece of this charming coastal village, where the beauty of nature meets the warmth of home.



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

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide Price- £235,000

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 reception
Kitchen dining room
Bathroom
Bedroom
Reception room

Outside

The property affords a small patio area to the front of the building, laid to loose stone chippings and a small seating area.

Services

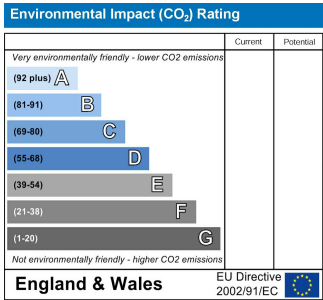
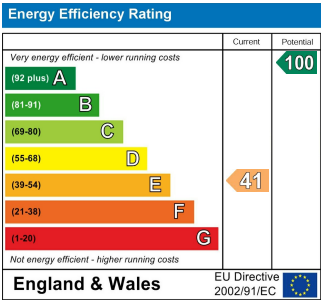
Mains water, electricity and drainage. Freehold tenure.

Council Tax Band- Exempt

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

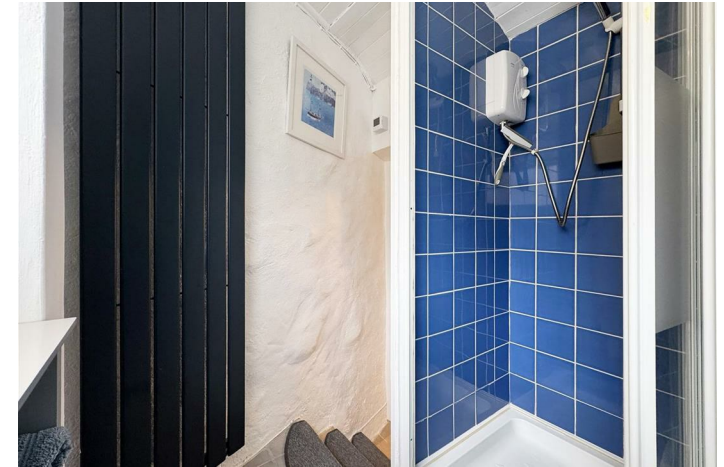
To check the broadband coverage for this property please visit

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

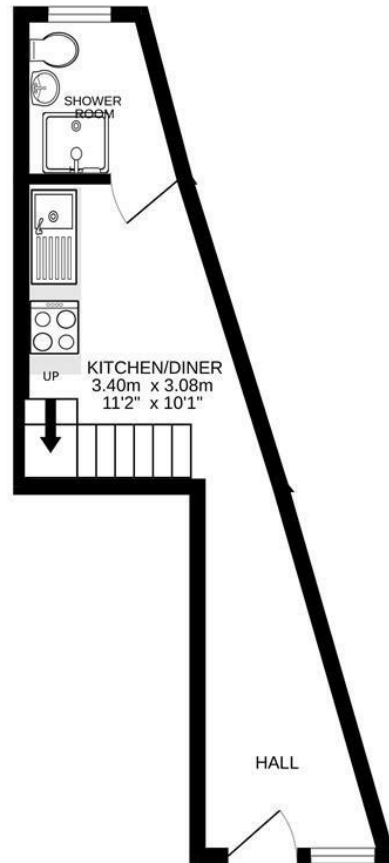
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What3Words

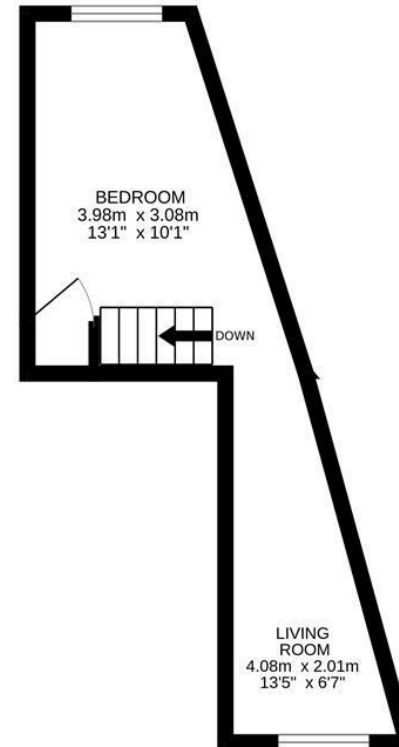
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GROUND FLOOR



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.

