

4 St. Elvan Crescent
Porthleven, TR13 9NA







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Set in a popular and highly desirable location, this three bedroom detached bungalow presents an excellent opportunity to create your ideal home. It is conveniently situated within easy reach of the village centre and primary school. Although the property requires updating throughout, it provides a blank canvas, ready for your personal touch. The generously sized and light filled living room features a large window unit, allowing natural light to flood the space, making it the perfect place to relax and unwind. The kitchen/diner offers ample storage, and with some updating and organisation, you'll be able to fully maximise its potential. There are three generously sized bedrooms, and the modernised shower room adds a real sense of convenience. To the rear, the enclosed garden is low maintenance, offering a private space for outdoor enjoyment. At the front, there is plenty of off road parking, along with a useful garage, providing excellent storage space.



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

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Guide Price Of £330,000

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 picturesque traditional working harbour and beach this is a super and much sought after location. The nearest town of Helston is a short drive away with comprehensive facilities. In terms of major transport links, Penzance train station is a 12 mile drive from Porthleven and Newquay airport is approximately 40 miles.

Accommodation

Entrance Hallway
Living Room
Kitchen/Diner

Bedroom Three
Bedroom Two
Bedroom One
Shower Room

Garage

With an up and over garage door, electricity inside providing a good amount of storage.

Parking

Providing off road parking for several vehicles.

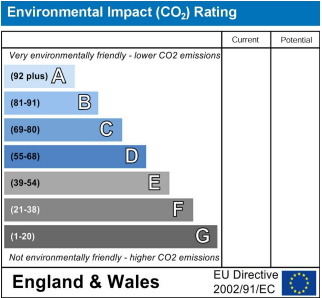
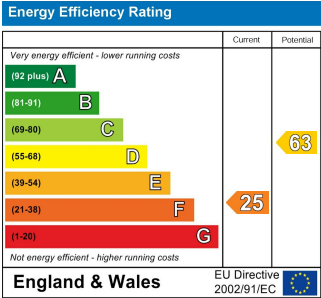
Outside

A low maintenance enclosed rear garden is a perfect retreat for those who want to enjoy outdoor space without the hassle of constant upkeep.

Services

Mains water, drainage and electricity. LPG Bottled Gas





Council Tax Band-C

What3Words

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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

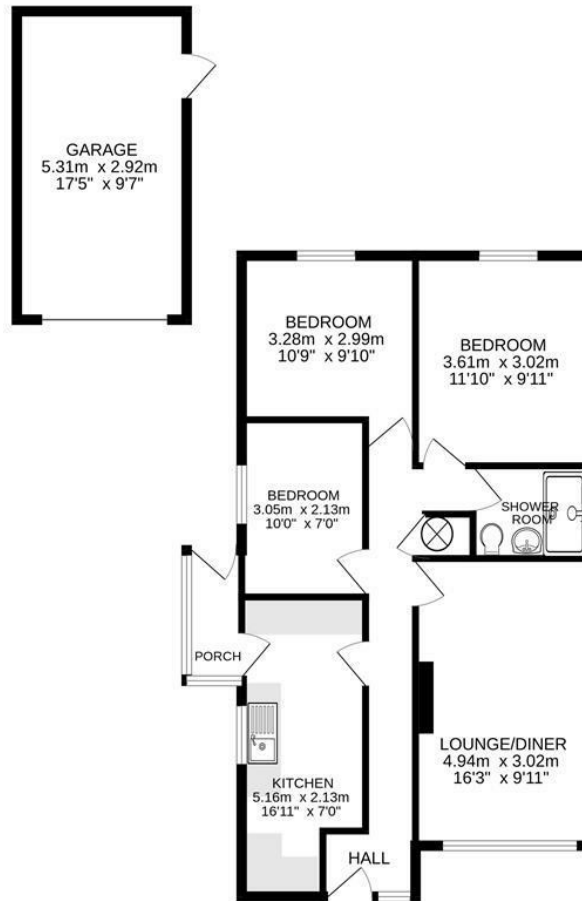
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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/>



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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