

4 The Crescent

Porthleven, TR13 9LU







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Situated on The Crescent, in the charming coastal village of Porthleven, this detached bungalow presents an exceptional opportunity for those seeking a home with remarkable potential. Boasting four spacious bedrooms, this property is perfect for families or those looking for extra space. The bungalow is being sold with no onward chain, allowing for a smooth and straightforward purchase process. While modernisation is required, this offers the new owner the chance to truly make the space their own, tailoring it to their personal taste and lifestyle. Occupying a generous plot, the property benefits from ample outdoor space, ideal for gardening enthusiasts or for creating a tranquil retreat. Its prime location means that you are just a short stroll away from the vibrant centre of Porthleven, where you can enjoy local shops, delightful eateries, and the stunning coastline. With its superb potential and desirable location, it is an opportunity not to be missed.



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Guide Price - £450,000

Location

This property enjoys an excellent position being within easy reach of the harbour and village centre yet at the same time in a quieter and more residential 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 as well as a world class surf break, this is a super and much sought after location.

Accommodation

Entrance hall
Living room
Dining room
Kitchen
Garden room

Bedroom
Bedroom
Bathroom
Bedroom
Bedroom

Outside

The property affords good size gardens to both elevations. To the front elevation is a good size lawn area with mature boundaries planted with hedge and mature bushes. Access to both sides leads to the rear garden. To the rear is a well landscaped garden, featuring raised beds, patio and lawn areas, and a green house.

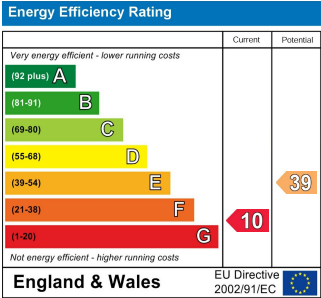
Garage

Front aspect manual up and over garage door. Power and light.

Parking

The property benefits from a driveway providing generous off road parking, for several vehicles.





Services

Mains water, electricity and drainage. Freehold tenure.

Council Tax Band D

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

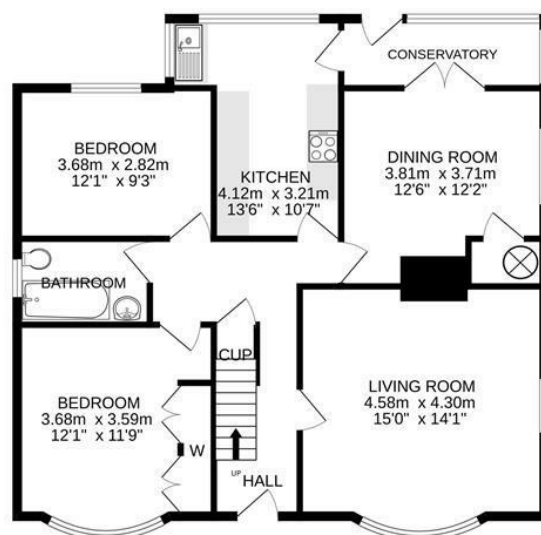
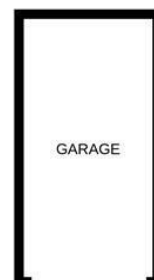
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

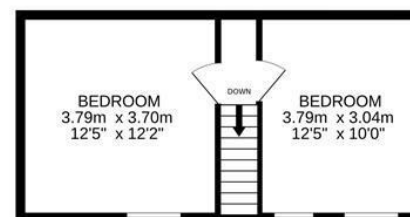
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GROUND FLOOR



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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