

10 Claremont Terrace
Porthleven, TR13 9JT



MATHER
PARTNERSHIP



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Situated on Claremont Terrace, in the charming coastal village of Porthleven, this semi-detached home boasts breathtaking sea views that are sure to captivate any prospective buyer. With three well-proportioned bedrooms, this property offers ample space for families or those seeking a peaceful retreat by the sea. The home is sold with no onward chain, providing a smooth transition for the new owners. While some updating is required, this presents a wonderful opportunity to personalise the space and truly make it your own. The spacious accommodation throughout allows for a variety of living arrangements, catering to both relaxation and entertaining. In addition to the generous living areas, the property features useful storage rooms and an art studio, perfect for those with creative pursuits or simply in need of extra space. There is a superb amount of potential with this property, making it an ideal choice for anyone looking to invest in a home with character and charm. With its stunning views and the promise of a delightful coastal lifestyle, this semi-detached house in Porthleven is a rare find. Don't miss the chance to explore the possibilities that await in this lovely home by the sea.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Price - £475,000

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 vestibule
Lounge dining room
Kitchen
Rear lobby
Storage rooms
Bedroom
Bedroom

Bedroom/study

Bathroom

Studio (accessed via rear lobby on ground floor)

Outside

The property benefits from a lawn garden area to the front elevation, from where it enjoys wonderful sea views. To the rear of the property, is a good size garden comprising patio area, raised beds and steps leading up to further levels. From the top level of the garden the property enjoys wonderful sea views.

Parking

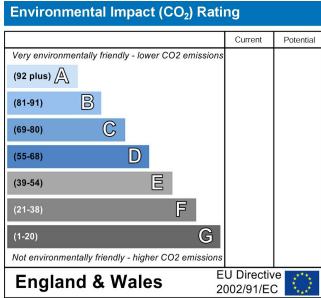
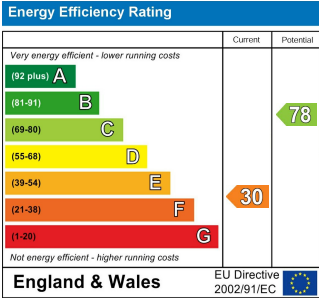
There is off road parking to the side of the property, for one vehicle.

Services

Mains water, electricity and drainage. Freehold tenure.

Council Tax Band C





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

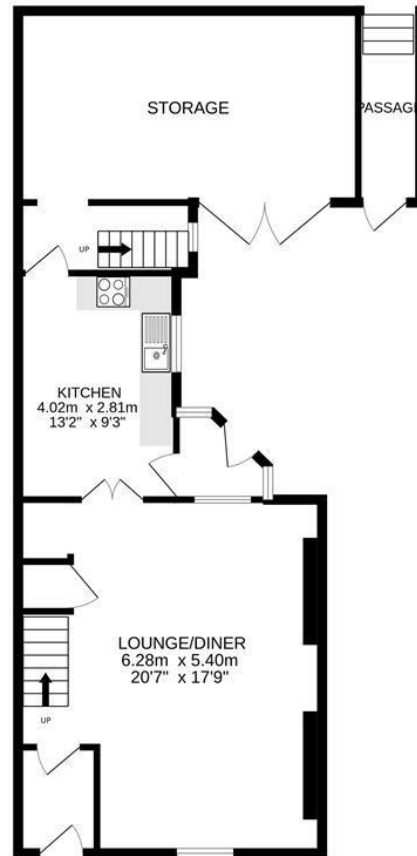
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///caramel.prospers.news



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.

