

20 Wheal Rose
Porthleven, TR13 9AS



MATHER
PARTNERSHIP





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Situated within easy reach of the village centre and primary school, this two-bedroom terraced home offers a fantastic opportunity for first-time buyers, small families, or those looking to put their own stamp on a property.

The spacious living room is filled with natural light, creating a warm and welcoming atmosphere, while the separate dining room offers a more formal space for mealtimes or entertaining guests. The kitchen is well-equipped with plenty of storage and, subject to the necessary planning consents, could be opened up to create a modern open-plan layout to suit contemporary lifestyles.

Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom.

Outside, the home boasts generous garden space, with a lawned area to the front adding kerb appeal and a low-maintenance rear patio ideal for outdoor seating, alfresco dining, or simply enjoying the sunshine.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Offers In Excess Of £200,000

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. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

Accommodation

Entrance Hall
Lounge
Dining Room
Kitchen
First Floor Landing

Bedroom One
Bedroom Two
Bathroom

Outside

To the front there is an area of lawn to the front. To the rear there is a low maintenance patio as well as a shed providing a good amount of storage.

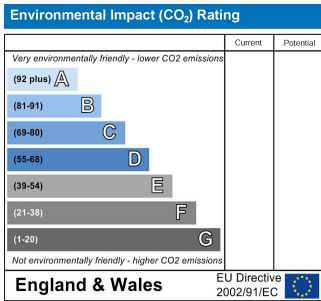
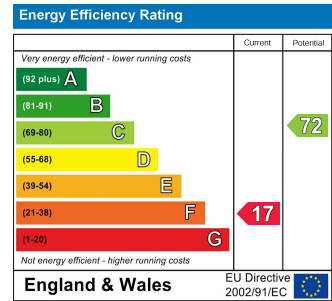
Services

Mains water, electricity and drainage. LPG Heating.

Agents Note

We have been advised that the property is subject to a 157 Local Housing Restriction whereby it means that the property can only be sold to somebody who has lived or worked in Cornwall for the last 3 years immediately preceding their application to purchase. Purchasers will need to be qualified by Cornwall Council and there may be a cost involved.





Council Tax Band-A

Broadband and 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/>

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

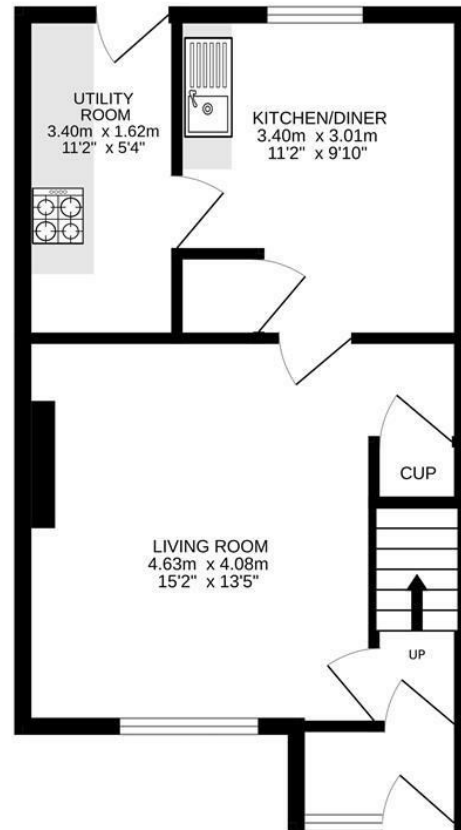
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

What3Words

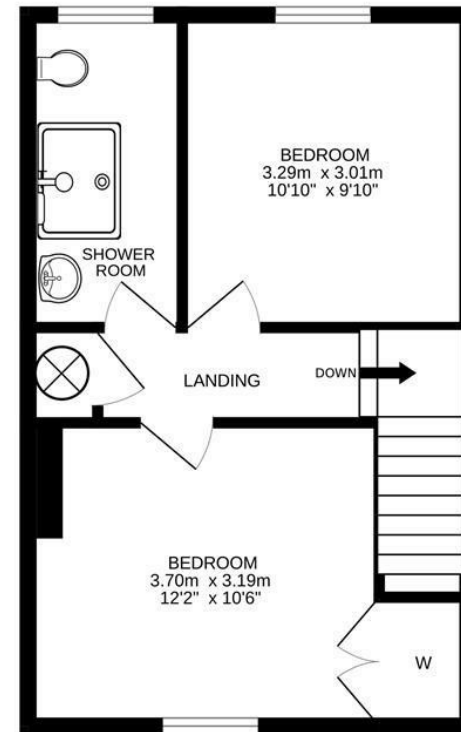
responses.blink.classmate



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.

