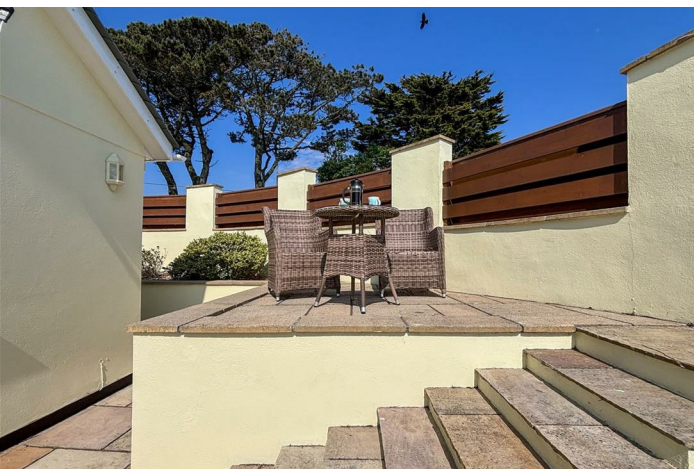


69 Penponds Road
Porthleven, TR13 9LP







69 Penponds Road Porthleven, TR13 9LP

Link detached dormer bungalow occupying a generous corner plot in a desirable village setting, this spacious and versatile detached dormer bungalow offers an exceptional opportunity for families or those seeking multigenerational living. With well maintained gardens that provide a good degree of privacy, this lovely home boasts both comfort and practicality. A resin driveway leads to an attached garage with a very useful utility room. The side patio is a real sun trap, perfect for relaxing or entertaining outdoors. The rear garden has a lovely lawned area with shed and greenhouse. Internally, the ground floor is wonderfully light and airy comprising a welcoming hallway, a modern shower room, a separate bathroom with shower and bath, a spacious living room, and three well proportioned double bedrooms. The kitchen/dining room is ideal for family meals and social gatherings, with plenty of natural light throughout. Upstairs, a bright landing leads to two additional double bedrooms, providing flexibility for guests, older children, or home office space. This property is a fantastic family home and equally suitable for those with a dependent relative.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
Tel: 01326 565016 | hello@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Offers In Excess Of £550,000

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 Hall
Kitchen/Dining Room
Living Room
Bedroom
Bedroom
Bedroom

Bathroom
Shower Room
First Floor Landing
Shower Room
Bedroom
Bedroom

Garage

With an electric door. Door into useful utility area.

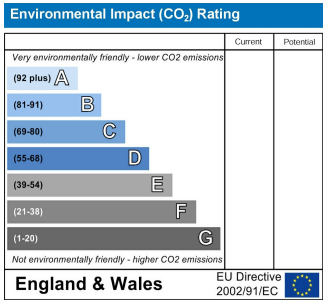
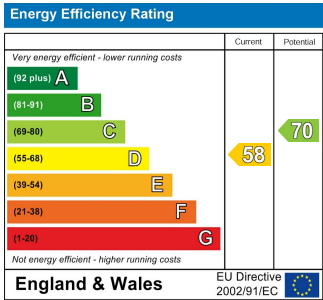
Parking

Parking for two vehicles on the smart resin driveway.

Outside

The gardens are very well maintained with the rear being laid to lawn with a useful shed and greenhouse. To the side there is a patio with raised seating area where you can enjoy a coffee or glass of wine.





Services

Mains water, electricity and drainage. LPG heating.

Council Tax Band- C**What3Words**

///press.depravity.raking

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

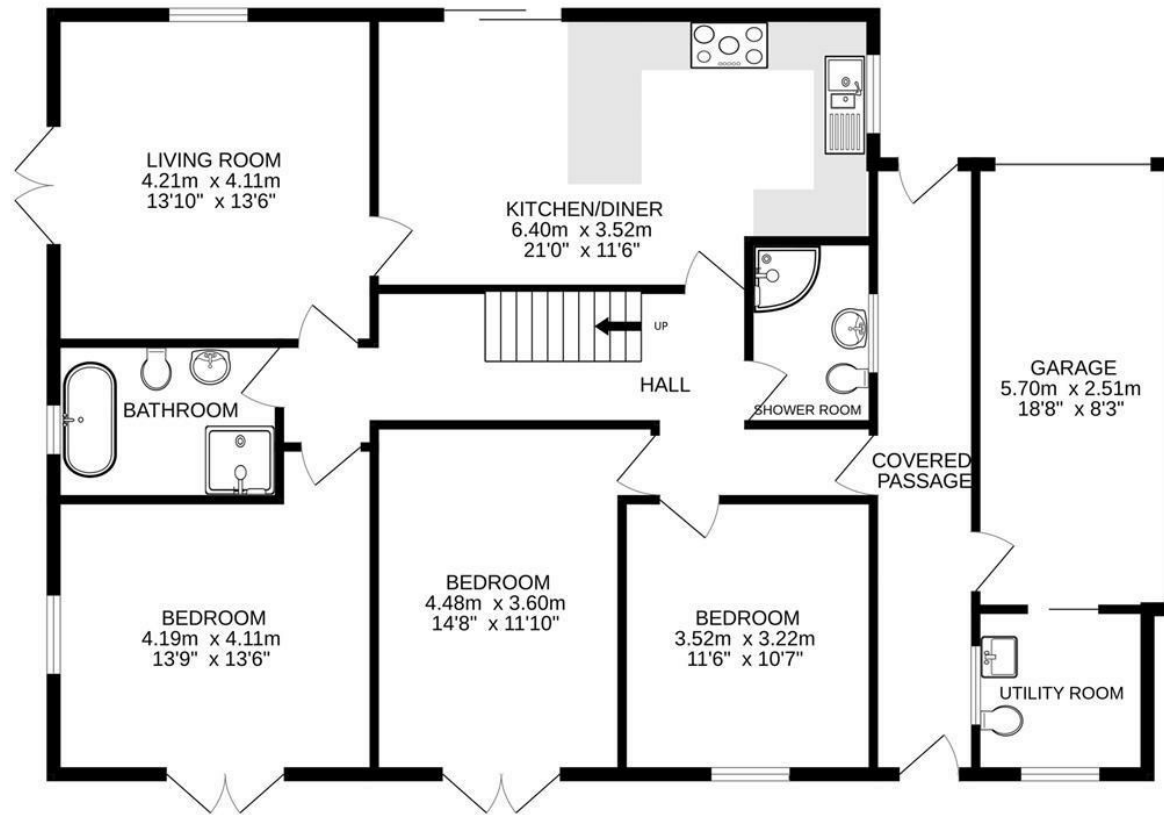
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

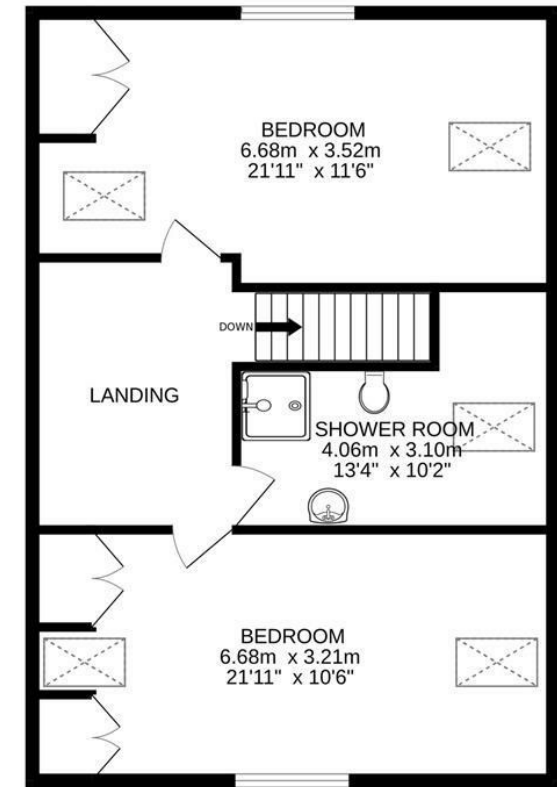
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



GROUND FLOOR



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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