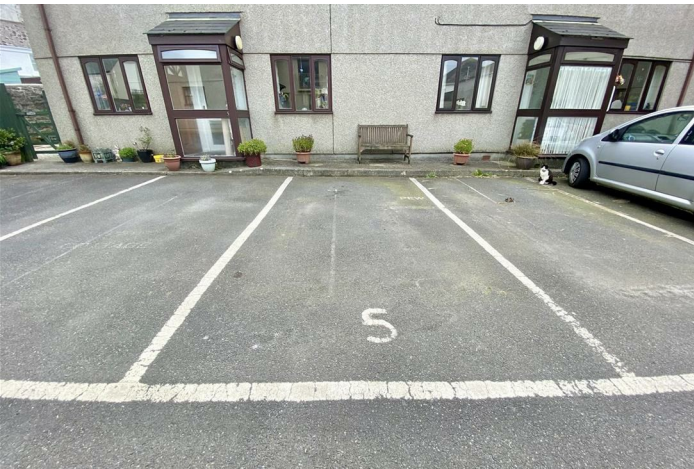


5 Kestrel Close Porthleven, Cornwall TR13 9DU



MATHER
PARTNERSHIP





5 Kestrel Close

Porthleven, Cornwall TR13 9DU

Ideally located just moments from the picturesque harbour and sandy beach, this beautifully modernised two-bedroom ground floor flat offers contemporary coastal living at its finest, complete with the rare benefit of an allocated parking space. Inside, the open plan lounge, kitchen, and dining area creates a bright, welcoming space that's perfect for socialising or relaxing. The kitchen is sleek and functional, while the modern finish throughout the flat makes for easy day to day living.

Both bedrooms are well-proportioned and thoughtfully presented, offering comfortable retreats at the end of the day. The stylish shower room features a contemporary design with low maintenance finishes, adding to the overall sense of modern comfort.

Outside, a low maintenance gravelled area provides a perfect spot for outdoor seating, ideal for morning coffees or evening drinks.



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

Guide Price £250,000

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 Porch
Open Plan Lounge/Dining Room/Kitchen
Bedroom Two
Bathroom
Bedroom Two

Outside

To the front of the property is one allocated parking space clearly identified by the number '5'. To the side of the property is a wooden gate offering pedestrian access to the garden which is mainly laid to gravel for ease of maintenance and incorporates a useful drying area, covered storage area (presently used for bins and recycling) as well as a triangular bed stocked with established plants and flowers. A pedestrian access path to the side of the garden leads to the rear where there is a further area of garden which our vendors have informed us is for the other flats in the block.

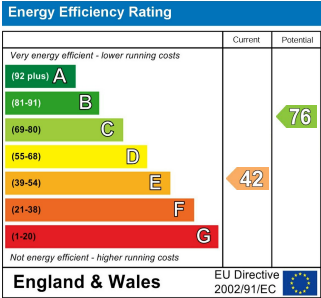
Agents Note

Prospective purchasers should be aware that the first floor flats enjoy a separate access via the rear of the property but we understand that flats 6, 7 and 8 all have a right of way over the pedestrian access path via the side of the property between the flat and the garden area.

Agents Note Two

Please also be aware that we understand that the property enjoys the remainder of a 999 year lease





which commenced in 1991. Our vendors have informed us that the current ground rent is in the region of £150.00 per annum payable to Porthleven Harbour and Dock Company. There are no monthly service/maintenance charges, should any works be required then these will be invoiced accordingly. Buildings insurance will be invoiced annually.

Services

Mains electricity, water and drainage.

Council Tax Band- B

What3Words

///benched.sprayer.grazes

Anti Money Laundering Regulations – Purchasers

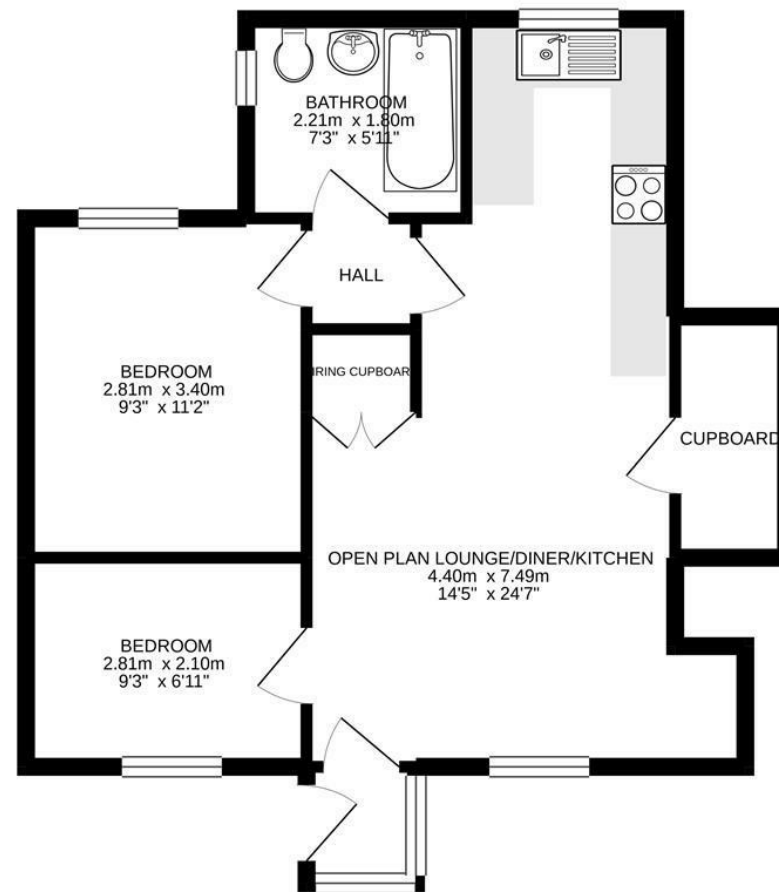
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



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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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.

