

1 Treza Road
Porthleven, TR13 9NB



MATHER
PARTNERSHIP





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This detached three bedroom bungalow offers a fantastic opportunity to create a home tailored to your own style. In need of some updating, the property provides spacious accommodation and plenty of scope to transform it into something special.

The light and airy kitchen/diner is the heart of the home, complemented by a generous living room with patio doors opening onto the front garden. There are three well proportioned bedrooms and a family bathroom, providing flexible space for family living or visiting guests.

Outside, the rear garden is tiered, with a small lawn area leading up to a raised patio, the perfect spot for outdoor seating while enjoying far-reaching countryside views. To the front, there is an additional lawn area, as well as a useful garage offering excellent storage and a driveway providing off-road parking.



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Guide Price £300,000

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

Kitchen/Diner
Hallway
Living Room
Bedroom Three
Bedroom Two
Bedroom One
Family bathroom

Garage

Providing a good amount of storage.

Parking

Driveway providing off road parking for two vehicles.

Outside

The rear garden is arranged over two tiers, with the first offering a small area of lawn and steps leading up to a low maintenance patio, perfectly positioned to enjoy the surrounding countryside views. To the front of the property, there is an additional lawn area, adding to the overall outdoor space.

Services

Mains water, drainage and electricity.

Council Tax Band- C

What3Words

///clashes.painting.immune





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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

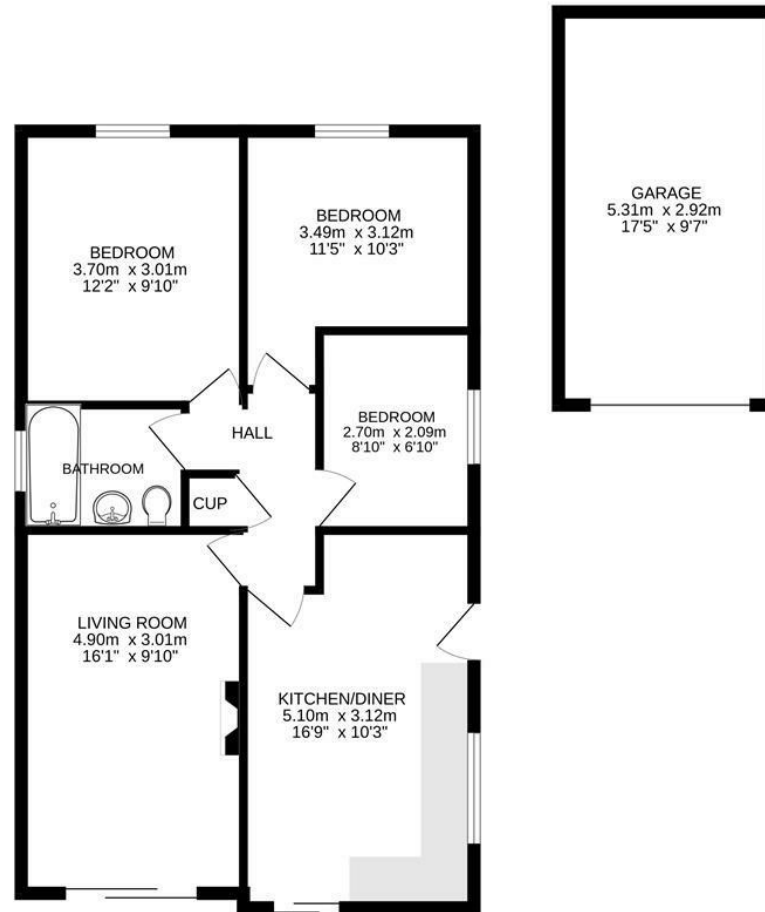
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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



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.

