16 Treza Road

Porthleven, TR13 9NB

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Perfectly positioned within easy reach of the village centre and local school, this beautifully modernised four bedroom bungalow offers contemporary living at its finest. Thoughtfully updated throughout, the home combines modern design with a practical layout, ideal for families or those seeking single level living.

At the heart of the home is the stunning open plan kitchen/diner/lounge, a bright and spacious area that creates the perfect social hub. The kitchen has been finished to a high standard, featuring stone worktops, plenty of storage and a breakfast bar for both preparation and casual dining. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living, ideal for entertaining or relaxing on sunny days. There are four well proportioned bedrooms, offering flexibility for family, guests, or home working, along with a stylish contemporary bathroom. A separate utility room adds extra convenience and functionality.

Outside, the property benefits from an enclosed garden that’s easy to maintain, providing a private space to enjoy the outdoors.

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The Mather Partnership, Offices in Helston & Hayle
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Guide Price £450,000

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.

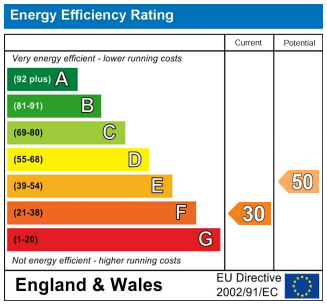
Accommodation
Entrance Porch
Open Plan Lounge/Diner/Kitchen
Inner Hallway with storage
Bedroom One
Bedroom Two
Family Bathroom
Utility Room
Bedroom Three
Bedroom Four

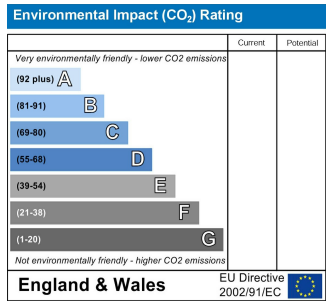
Parking
Driveway providing off road parking for one vehicle

Outside
The enclosed rear garden is mainly laid to lawn, creating a lovely open space perfect for relaxing or entertaining. It also incorporates a raised decked area, ideal for outdoor seating or dining, as well as a sunken hardstanding area, a practical spot for storing garden equipment or a shed. To the front, a further lawned area offers plenty of additional space for sheds.

Services
Mains water, drainage and electricity. LPG central heating

Council Tax Band- C


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
30
50
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

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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/

Total floor area 102.3 m² (1,101 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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