

15 Reeves Close  
Porthleven, TR13 9PB











# 15 Reeves Close Porthleven, TR13 9PB

Occupying a generous plot in the highly regarded cul-de-sac of Reeves Close, this well presented detached bungalow enjoys a prime location just a short stroll from the heart of the village.

The accommodation is thoughtfully arranged and includes an inviting inner hallway, a spacious sitting room, a well equipped kitchen/diner, a shower room, and three bedrooms. A particular highlight is the bright and airy conservatory, which offers stunning sea views making it the perfect place to relax and take in the sea and Clock Tower view throughout the year.

Outside, the property benefits from driveway parking leading to a single garage. The rear garden is fully enclosed, offering a high degree of privacy and enjoying far reaching views across the countryside, village rooftops, and coastline including the iconic clocktower.

Set within a peaceful and popular harbourside village, this delightful home is ideal for those seeking a tranquil lifestyle with easy access to local amenities and breathtaking surroundings.



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 Hall  
Lounge/diner  
Sunroom  
Kitchen  
Bedroom

Bedroom  
Bedroom  
Family Bathroom

**Garage**

A Single garage to the side of the property,

**Parking**

There is parking to the front of the garage.

**Outside**

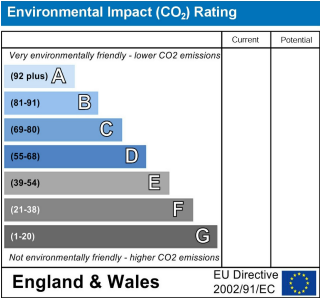
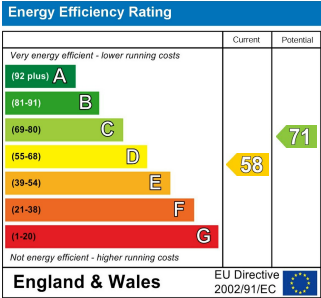
The front of the property features a lawn and a private parking area. To the rear is a low-maintenance garden with several useful sheds and attractive views of the village clock tower, a charming and peaceful outdoor space, ideal for relaxing or entertaining.

**Services**

Mains water, electricity, and drainage, with oil-fired central heating.









## Council Tax Band D

### What3words

///linguists.masterpiece.hometown

### 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.

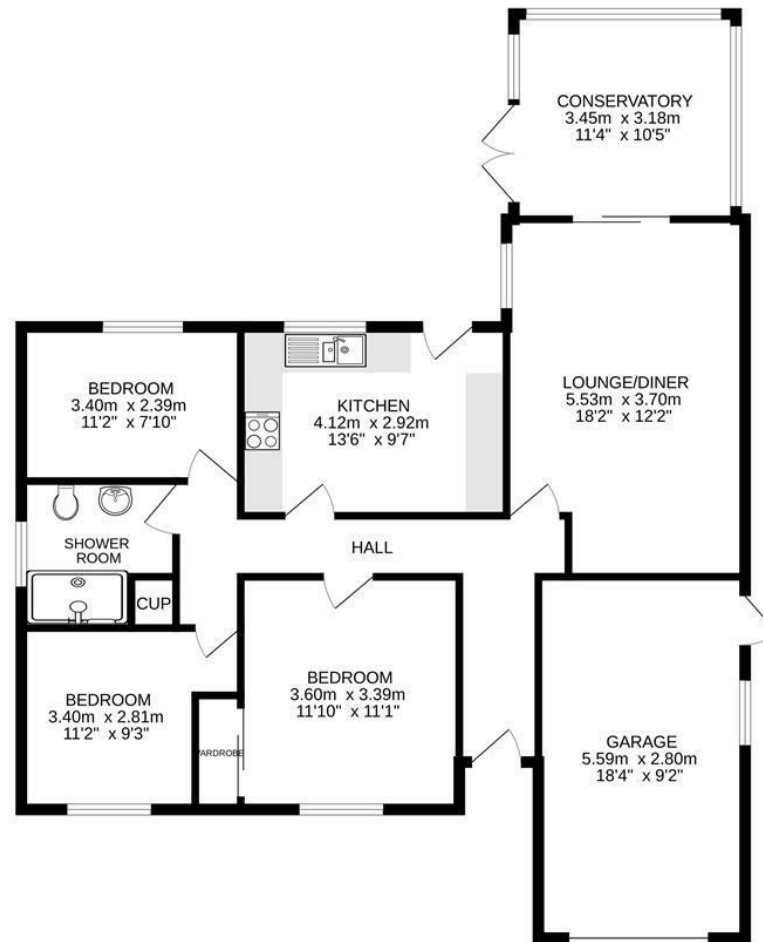
### Broadband & Mobile Phone Coverage

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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