

20 The Crescent
Porthleven, Cornwall TR13 9LU

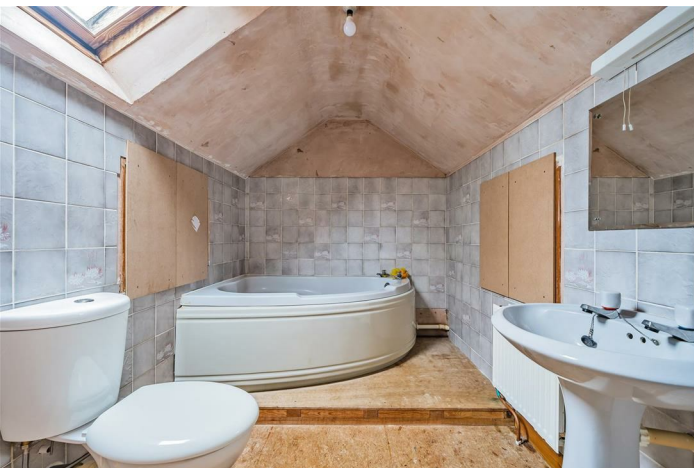




20 The Crescent

Porthleven, Cornwall TR13 9LU

Nestled in a highly sought after location just moments away from the picturesque harbour, this four/five bedroom detached bungalow offers an exciting opportunity with sea views. With its blank canvas and abundant flexibility, it awaits your creative touch. The current sellers have already had planning permission granted to extend the property (PA21/07773). Step into the spacious living room which could provide a cozy haven for relaxation and gatherings. Just imagine sitting in front of the log burner with the flames roaring on a winters night. The kitchen/diner acts as the heart of the home, this area seamlessly combines practicality and social space. Imagine family meals and entertaining friends here. The utility room ensures essential storage units are preserved in the kitchen and provides additional drying space. To finish off the downstairs accommodation there is potential for three bedrooms and a family bathroom. Upstairs, there are two further bedrooms with one bedroom enhanced with an en-suite. A true treat for green fingered enthusiasts, the garden invites you to unleash its potential. A patio area awaits alfresco dining, while the expansive lawn is perfect for a range of garden games. A standout feature of this property is the versatile outbuilding, cleverly divided to accommodate various lifestyles. Whether you envision a workshop for DIY projects, additional storage space, a private gym, or a potential office, this multifunctional space caters to your every need. With off road parking and being sold with NO ONWARD CHAIN, this opportunity doesn't come up often.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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GUIDE PRICE £475,000

Location

This property enjoys an excellent position being within easy reach of the harbour and village centre yet at the same time in a quieter and more residential 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 as well as a world class surf break, this is a super and much sought after location.

Accommodation

Entrance Hallway
Living Room
Kitchen/Diner
Utility Room
Hallway
Bathroom
Bedroom Four

Bedroom/Study
Bedroom Three
Stairs to Landing
Bedroom One with Ensuite
Bedroom Two

Outbuilding

Cleverly divided to suit a range of needs. Whether you require a workshop, home gym, office or storage it can really be utilised in a number of different ways.

Garden

The enclosed rear garden is ready to be transformed and benefits from a large lawn and patio area.

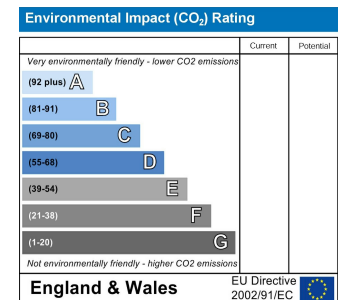
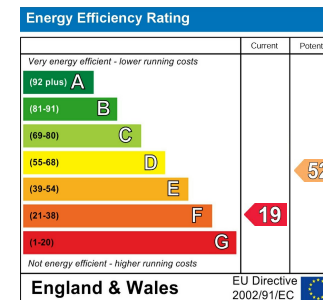
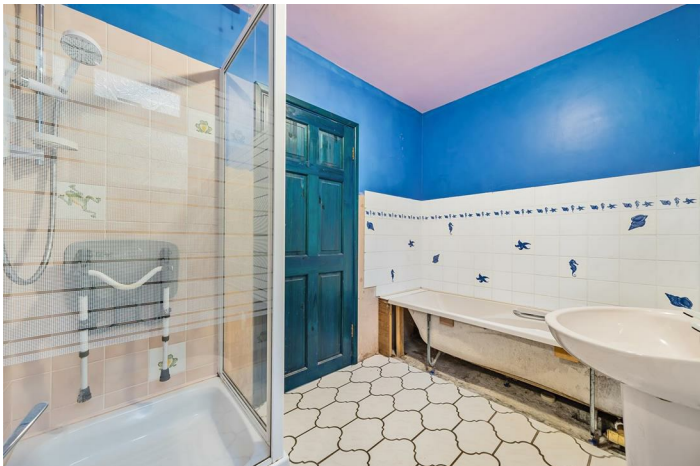
Parking

Driveway providing off road parking for several vehicles

Services

Mains electricity, water and drainage. LPG Central Heating (Not Working). Owned solar panels.





Agents Note

Perspective purchasers should be aware that conditional planning permission has been granted with the following reference number. PA21/07773

Council Tax Band- C**Broadband and 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/>

Anti Money Laundering Regulations - Purchasers

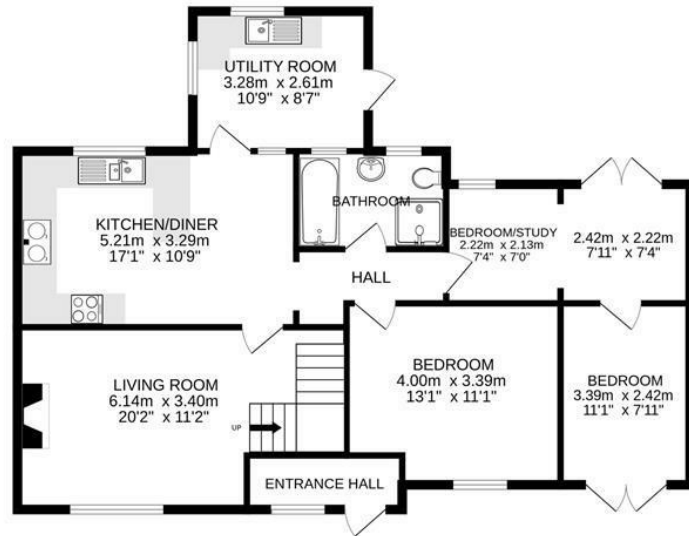
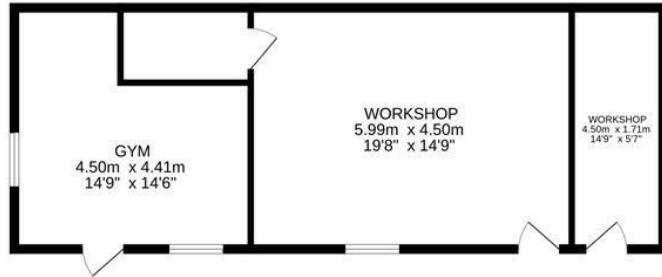
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances- Purchasers

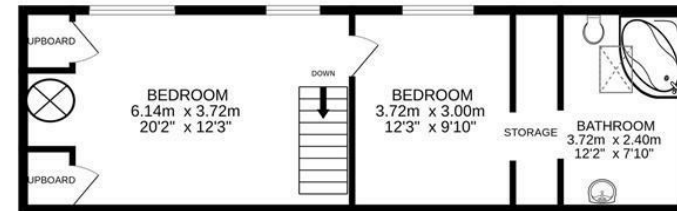
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



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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