



Triton Mounts Road, Porthleven, Cornwall TR13 9EJ
Guide price £375,000



VIDEO TOUR AVAILABLE. Are you looking for the perfect waterfront location? A genuinely rare and extremely exciting opportunity to purchase a 'beach front' freehold residence with stunning uninterrupted panoramic sea views. 'Triton' occupies an amazing waterfront position within highly sought after Mounts Road in the desirable harbour village of Porthleven. This breathtaking coastal property sits just above Porthleven's beautiful sandy beach and the far reaching views stretch from The Lizard peninsula across towards Newlyn and Mousehole. The superbly appointed accommodation has been completely remodeled and re-furbished to a high standard providing a modern and contemporary feel throughout. The reverse level design includes; a brand new fitted kitchen, wonderful light and bright living space with stripped wood flooring and two large french doors each with a glass Juliet balcony from which the remarkable sea and beach views can be enjoyed. On the ground floor is a large double bedroom with its own en-suite shower room, again benefiting from outstanding sea views from the two large double glazed windows. Properties of this calibre offering such spectacular coastal views and easy access to the beach are few and far between. 'Triton' offers the most amazing chance to acquire a one of a kind bolthole, holiday let or 'bijou' main home that must be viewed at the earliest opportunity.



Composite obscured glazed door into:

KITCHEN

11'4 x 4'8 (3.45m x 1.42m)

A brand new and beautifully appointed fitted kitchen comprising a range of wall and base units all with soft close mechanisms to include drawers, work surfaces incorporating a sink and drainer unit with swan neck mixer tap over, integrated four ring ceramic hob with extractor over and glass splash back, integrated fan assisted oven, integrated washing machine/dryer, integrated fridge with freezer compartment, two Velux windows flooding the room with natural light, inset ceiling spotlights, reclaimed wood flooring and a step up to:

LIVING AREA

14'4 x 12'0 narr to 11'1 (4.37m x 3.66m narr to 3.38m)

An amazing living space with two large French doors both with a glass Juliet balcony looking straight over Porthleven beach and offering panoramic uninterrupted sea views from the Lizard Point all the way around to Newlyn & Mousehole, also allowing for huge amounts of natural light and making the most of the south west orientation, reclaimed wood flooring, ornamental fireplace with timber mantle and slate hearth, wall mounted electric heater,

central ceiling light and stairs descending to:

BEDROOM

11'9 x 10'3 inc staircase (3.58m x 3.12m inc staircase)

Two large double glazed windows both with custom made shutters enjoy stunning uninterrupted views out to sea, well designed under stairs storage including shelving and hanging rail, wall mounted electric heater, central ceiling light, reclaimed wood flooring and a sliding timber door into:

SHOWER ROOM

A newly fitted shower room comprising a walk in cubicle housing an electric shower, reclaimed wood flooring, fully tiled walls, low level WC, wash hand basin set in vanity unit, wall mounted heated towel rail, extractor fan and inset ceiling spotlights.

AGENTS NOTE

Prospective purchasers should be aware that there is a restrictive covenant in place in order to protect the neighboring property's view. The covenant restricts the height of the roof of 'Triton' to no more than 100mm above its current level. Not to use the flat roof as a garden or balcony or for any purpose other than as a roof & not to add any roof lights within the flat roof or

structure including but not limited to flue pipes vents or railings to the flat roof. Further information available on request.

AGENTS NOTE 2

Please also be aware that the property behind has a pedestrian right of access over the pathway to the side of the property.

SERVICES

Mains electricity, water and drainage. Super-fast broadband available.

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 ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(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		

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.

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