



13 St Elvan Crescent, Porthleven, TR13 9NA

£275,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

13 St Elvan Crescent

- DETACHED TWO BEDROOM BUNGALOW
- SOUGHT AFTER FISHING VILLAGE OF PORTHLEVEN
- IDEAL OPPORTUNITY TO MODERNISE & PERSONALISE TO YOUR OWN STYLE
- BENEFITS FROM OIL FIRED HEATING & DOUBLE GLAZING
- COUNTRYSIDE VIEWS
- GENEROUS FRONT & REAR GARDENS
- DRIVEWAY PARKING, GARAGE, PATIO & MATURE PLANING
- FREEHOLD
- COUNCIL TAX B
- EPC E54







Situated in the highly desirable Cornish fishing village of Porthleven, this detached two bedroom bungalow represents an excellent opportunity for purchasers looking to modernise and create a home tailored to their own tastes and requirements.

The property, which benefits from oil fired central heating and double glazing, enjoys pleasant views across the village towards the surrounding countryside. Outside, there is driveway parking, a garage, and generous front and rear gardens, predominately laid to lawn with variety of mature plants, shrubs and patio areas.

In brief, the accommodation comprises a kitchen, lounge/dining room, bathroom, two bedrooms and a cot room/home office providing flexible additional space for home working or storage.

Offering considerable scope for improvement and enhancement, this property is ideally situated to those seeking a home with potential in one of Cornwall's most popular coastal villages.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS UP AND DOOR TO

KITCHEN 9'9" x 9' (2.97m x 2.74m)

With outlook over other properties to open countryside. There are working top surfaces incorporating a sink unit with drainer and mixer tap over, there is space for an oven and a washing machine. The room has tiled floor, partially tiled walls the room houses the boiler and benefits from built-in cupboards, one of which houses a water tank with immersion heater. Door to

HALL

With doors to the bathroom, two bedrooms, access to the loft and door to

LOUNGE/DINER 17' x 10' (5.18m x 3.05m)

Having patio doors to the front aspect to take full advantage of the outlook over other properties to open countryside. There is a feature fireplace with tiled hearth, surround and wood mantle over housing a wood burner (not know if in working order). Door to

COT ROOM/OFFICE 9'9" x 5' (2.97m x 1.52m)

With frosted window to the side and outlook to the front over other properties towards open countryside.

BATHROOM

Comprising a bath with shower over, pedestal wash hand basin and a close coupled W.C. There is a heated towel rail, tiled walls, tiled floor and frosted window to the side.

BEDROOM ONE 13' x 10' (3.96m x 3.05m)

Having an outlook to the rear garden.

BEDROOM TWO 9'9" x 9' (2.97m x 2.74m)

With outlook to the rear garden.

OUTSIDE

To the front of the property is a driveway which provides parking and leads to a garage. The front garden is mainly laid to lawn. The rear garden is of good size and has both patio and lawned areas along with well established plants and shrubs.



**GARAGE**

With up and over door and power.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

WHAT3WORDS

brains.trackers.stunner

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale

COUNCIL TAX

Council Tax Band B.

DATE DETAILS PREPARED.

11th June 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.



Ground Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 56.1 sq. metres (603.4 sq. feet)

CHRISTOPHERS
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 75 |
| (55-68) D | | 54 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fences and hoare details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS