



## Surf Cottage Loe Bar Road, Porthleven, TR13 9ER

£299,950 Freehold

CHRISTOPHERS  
ESTATE AGENTS

# Surf Cottage Loe Bar Road

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- SEA & COASTAL VIEWS
- LARGE DOUBLE GARAGE
- CLOSE TO BEACH
- COUNCIL TAX BAND B
- FREEHOLD
- EPC - F35

Situated in arguably one of Porthleven's most sought after addresses of Loe Bar Road is this two bedroom, semi-detached house. The residence, which enjoys fantastic views out to sea and the rugged Cornish coastline, has the huge benefit of a double garage with single garage doors and, with parking being at a premium at times in the village, we are sure that this will win favour with prospective purchasers.

We are advised that the residence has recently been used as a successful holiday let and is positioned particularly conveniently for access to Porthleven Beach.

In brief, the accommodation comprises, on the ground floor, an open plan lounge/kitchen/diner and a bathroom. On the first floor are two bedrooms.







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)**

**LOUNGE/KITCHEN/DINER 15'6" x 17'3" narrowing to 11'6" (4.72m x 5.26m narrowing to 3.51m)**

A triple aspect room with outlook, between properties, out to sea. Stairs to the first floor. Door to the bathroom.

**KITCHEN AREA**

Comprising working top surfaces with a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for an oven and washing machine. There is a built-in fridge and extractor hood. Partially tiled walls.

**BATHROOM**

Comprising a bath with electric shower over, washbasin with mixer tap over and cupboards under. There is a tiled floor, tiled walls and sliding door to -

**W.C.**

With close coupled W.C. and a frosted window to the rear.

## STAIRS & LANDING

With built-in cupboard housing a water tank with immersion heater, access to the loft and doors to both bedrooms.

## BEDROOM ONE 13'3" narrowing to 12'3" x 9' (4.04m narrowing to 3.73m x 2.74m)

Enjoying fantastic views out to sea and the rugged Cornish coastline over and between other properties. There is a built-in cupboard.

## BEDROOM TWO 9' x 8'9" (2.74m x 2.67m )

With outlook to the rear. Built-in wardrobe.

## SERVICES

Mains electricity, water and drainage.

## GARAGE

A double garage accessed via two single garage doors.

## DIRECTIONS

From our Porthleven office in Fore Street, proceed along the harbour towards the iconic Clock Tower and follow the road around to the left and up Cliff Road with the beach on your right hand side. When you reach the fork in the road, turn right on to Loe Bar Road and at the next fork, take the left hand fork continuing on Loe Bar Road. The property will be found after a short distance on your left hand side.

## VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.





#### **AGENTS NOTE**

We have been advised that the construction of the property, being partly timber framed may not be acceptable to all high-street lenders. Purchasers should therefore ensure their lenders are happy with the construction before financially committing to a purchase.

#### **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/>

#### **COUNCIL TAX**

Council Tax Band B.

#### **ANTI-MONEY LAUNDERING**

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

#### **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.

#### **DATE DETAILS PREPARED**

29th April, 2024.

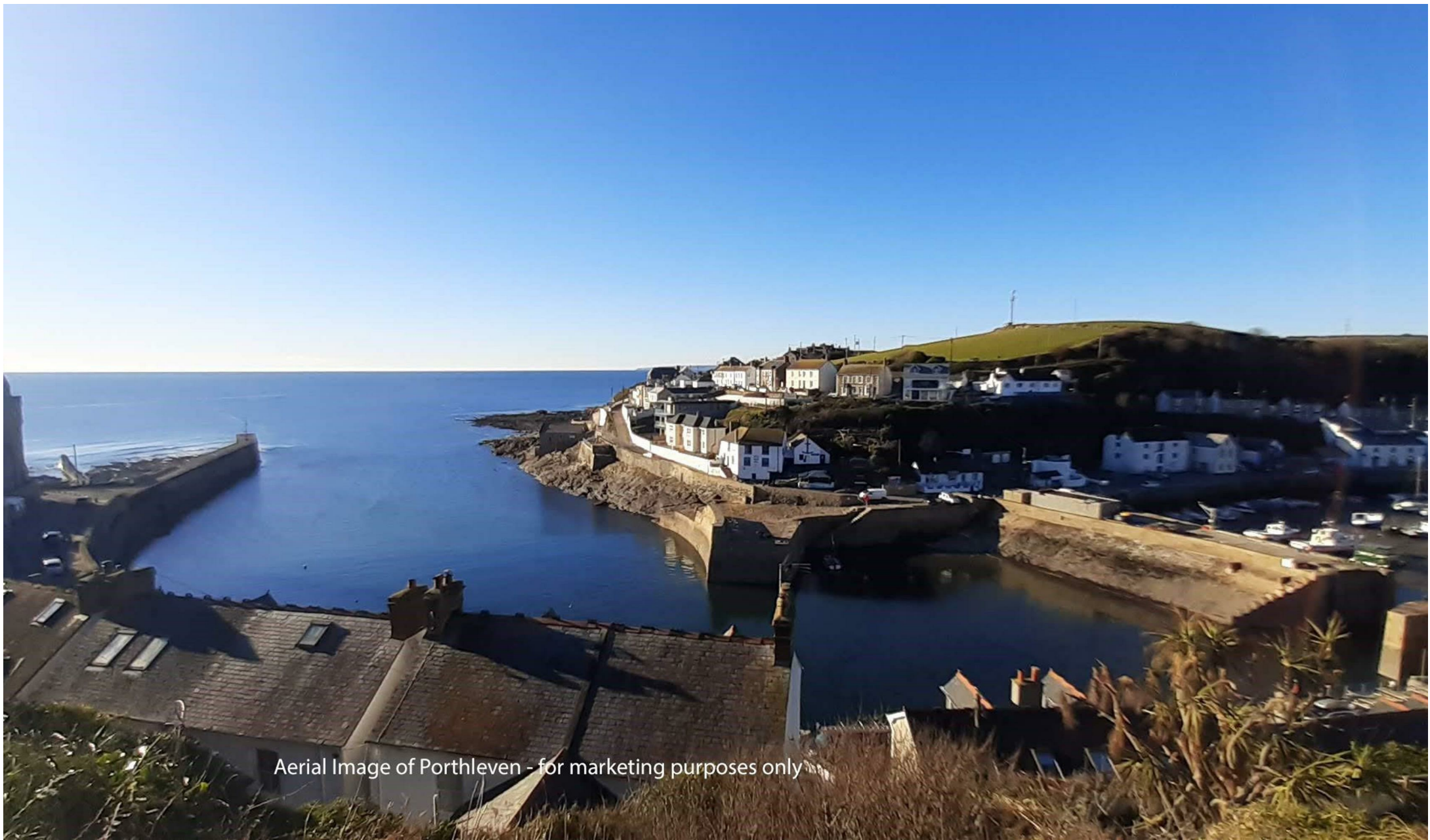




#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>35</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fences and other 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.



Aerial Image of Porthleven - for marketing purposes only

## Christophers Estate Agents

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