



13 Reeves Close, Porthleven, TR13 9PB

£450,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

13 Reeves Close

- THREE BEDROOMS
- DETACHED BUNGALOW
- CORNER PLOT
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE AND GARDEN
- MASTER BEDROOM WITH EN-SUITE
- FREEHOLD
- COUNCIL TAX D
- EPC - D63

Located on a corner plot in the extremely popular residential cul-de-sac of Reeves Close in the heart of the Cornish fishing village of Porthleven, is this well proportioned, three bedroom detached bungalow. The residence, which benefits from oil fired central heating and double glazing, enjoys views over the village, towards open countryside and out to sea in the distance.

In brief, the accommodation comprises a hall, lounge, kitchen/diner, bathroom and three bedrooms, the master of which benefitting from an en-suite shower room. To the outside there is a large garden which is mainly laid to lawn with well established plants and shrubs and a pleasant patio area with a bench which allows one to enjoy its views towards the open countryside, over the village and out to sea in the distance. To the side is driveway parking for a number of vehicles and the driveway leads to a garage. To the rear of the residence is a further patio area and a garden with well established plants and shrubs.

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.







THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

With steps up and door to the hall.

HALL

With doors to various internal rooms and having a built-in cupboard and access to the loft.

LOUNGE 18'3" x 11'6" (maximum measurements) (5.56m x 3.51m (maximum measurements))

A dual aspect room with an outlook over the village, towards open countryside and distance sea views.

KITCHEN 13'3" x 10'9" (narrowing to 8'9") (4.04m x 3.28m (narrowing to 2.67m))

Comprising working top surfaces, incorporating a one and half bowl sink unit with drainer and a mixer tap over, cupboards and drawers under and wall cupboards over. There are partially tiled walls, a built-in oven, hob with a hood over, dishwasher, fridge and there is an outlook, with a door, to the rear gardens.

BATHROOM

Comprising bath with shower over, w.c. with concealed cistern, wash basin with surround and cupboards under, mirror and cupboards over. There are partially tiled walls and a frosted window to the rear.

BEDROOM ONE 11' x 10' (maximum measurements) (3.35m x 3.05m (maximum measurements))

With an outlook to the front, over other properties, towards open countryside. The room is currently utilised as a dining room.

BEDROOM TWO 10' x 9'6" (plus door recess) (3.05m x 2.90m (plus door recess))

Having an outlook to the rear garden, built-in wardrobes and a door to the en-suite.

EN-SUITE

Comprising a close coupled w.c., shower cubicle with wash basin with surround, cupboards under and wall cupboards, with mirror, over. The room has tiled walls, tiled floor, frosted window to the side and a heated towel rail.

BEDROOM THREE 15'6" x 8'3" (narrowing to 7'3") (4.72m x 2.51m (narrowing to 2.21m))

With an outlook to the side and having a built-in cupboard.

OUTSIDE

To the front of the residence is a good sized front garden which is laid mainly to lawn and boasts well established plants and shrubs. There is a pleasant patio area, where there is currently located a bench, which seems an ideal location to enjoy the views over the village towards open countryside and distance sea views. To the rear of the residence is a further garden area with patio area, lawned area and well established plants and shrubs. To the side of the property, a driveway provides parking for a number of cars and leads to a garage.

GARAGE

With a roll up door, window and a door to the rear. The garage houses the boiler.

SERVICES

Mains electricity, water and drainage.

DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the hill turn left onto Torleven Road. Take the first left into Vicarage Road and then turn right into Reeves Close. As you come into Reeves Close bear to the left and the property will be found at the end of the cul-de-sac on the right hand side.

VIEWING

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

COUNCIL TAX

Council Tax Band D.

AGENTS NOTE

Under the terms of the Estate Agents Act 1979, we point out that the vendor of this property is a relative of a director of Christophers Estate Agent.

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/>

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 August 2025



Ground Floor
Approx. 99.0 sq. metres (1065.8 sq. feet)



Total area: approx. 99.0 sq. metres (1065.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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