



9 Tremearne Road, Porthleven, TR13 9BN

£290,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

9 Tremearne Road

- SOUGHT AFTER CORNISH FISHING VILLAGE LOCATION
- WELL REGARDED RESIDENTIAL AREA
- THREE-BEDROOM END-OF-TERRACE FAMILY HOME
- GENEROUS REAR GARDEN WITH PATIO
- OPEN-PLAN LOUNGE/DINER & CONSERVATORY
- DOUBLE GLAZING & OIL-FIRED CENTRAL HEATING
- PARKING
- FREEHOLD
- COUNCIL TAX B
- EPC E39







Situated in this sought after Cornish fishing village of Porthleven, within a well regarded residential area, is this end of terrace three bedroom family home. The well proportioned property benefits from double glazing and oil fired central heating, providing comfortable accommodation. A particular feature of the property is a generous rear garden, which is mainly laid to lawn and complimented by well established shrubs and plants. A patio area provides an ideal space for alfresco dining and outdoor entertaining. To the front of the property is a convenient off road parking area.

In brief, the accommodation comprises a porch, open plan lounge/diner, kitchen and completing the ground floor a conservatory. On the first floor is a bathroom and three 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS UP AND DOOR TO

PORCH 7' x 6' narrowing to 5'6" (2.13m x 1.83m narrowing to 1.68m)

A dual aspect room with frosted glass and door to

LOUNGE/DINER

A fabulous open plan room.

LOUNGE AREA 16' x 15' maximum measurements (4.88m x 4.57m maximum measurements)

Having a feature fireplace with painted stone hearth and surround with wood mantle over. The fireplace is not currently in working order and houses an electric fire. There is an outlook to the front and stairs ascend to the first floor with understairs cupboard.

DINING AREA 10'9" x 8'3" (3.28m x 2.51m)

With window and double door to the conservatory and door to

KITCHEN 10'6" x 7'3" (3.20m x 2.21m)

Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a space for a free standing fridge freezer, washing machine and there is a built-in oven with hob and hood over. The room has partially tiled walls, tiled floor and an outlook to the rear garden.

CONSERVATORY 8'6" x 5'6" (2.59m x 1.68m)

A dual aspect room with door and outlook over the rear garden.

STAIRS AND LANDING

With doors to all bedrooms, access to the loft, door to an airing cupboard which houses a water tank with immersion heater and door to

BATHROOM

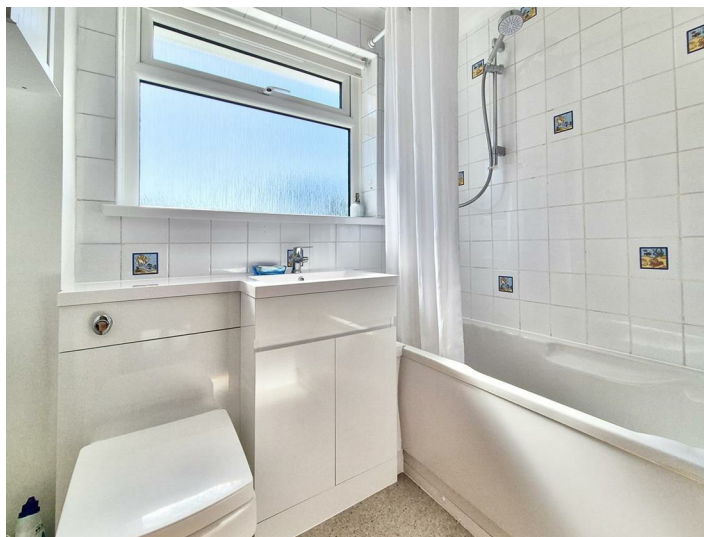
Suite comprising a bath with shower over, wash basin with surround, mixer tap over and cupboards under. There is a W.C. with concealed cistern, the room has partially tiled walls and a frosted window to the rear.

BEDROOM ONE 12' x 9' maximum measurements (3.66m x 2.74m maximum measurements)

Having an outlook to the front, over other properties towards open countryside. There is a built-in cupboard.

BEDROOM TWO 11'3" x 9' (3.43m x 2.74m)

A dual aspect room and having a built-in cupboard.





BEDROOM THREE

With outlook to the front.

OUTSIDE

To the front of the property is a useful parking area whilst to the rear of the residence is a very good size rear garden which is mainly laid to lawn and has flower beds with well established plants and shrubs. The rear garden also provides a patio area which would seem ideal for alfresco dining and entertaining and located to the rear of the garden is a useful shed.

WHAT3WORDS

stardom.bells.surprises

FLOOD RISK

River & Sea Very Low. Surface Water Medium.

SERVICES/UTILITIES

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

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.

13th August 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

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

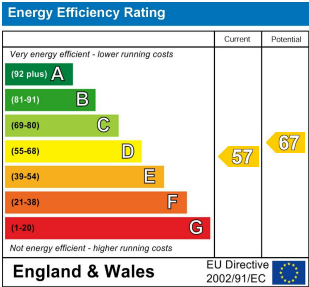
To check the mobile phone coverage please visit -

<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.





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