

FOR SALE



Thomas Street, Porthleven
Guide Price £240,000


MARTIN & CO

Thomas Street, Porthleven

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- TRADITIONAL COTTAGE
- FULL OF CHARACTER
- WOOD BURNING STOVE
- TWO BEDROOMS
- CLOSE TO HARBOUR

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Thomas Street is a pretty road of mostly traditional Cornish cottages, close to the centre of Porthleven, just a 5 minute walk (0.2 miles) to the historic harbour and around half a mile to the beach on Loe Bar Road.

Electric Heating and Hot Water

Wood Burning Stove

EPC E

Council Tax Band A

Broadband : Ultrafast Broadband Available

Mobile Phone Coverage: O2 / EE / Three / Vodafone -

Please contact individual providers for further information.

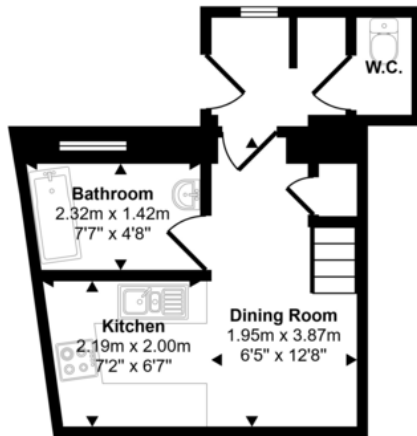
Source : checker.ofcom.org.uk

LOCATION

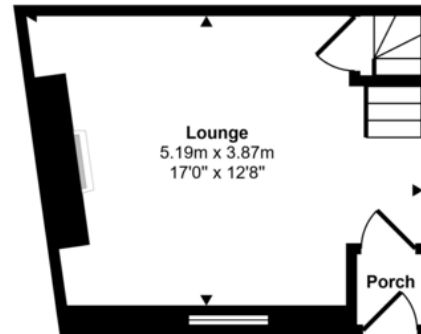
Porthleven is a picturesque, small coastal town, noted as the most southerly port in Great Britain and renowned as one of Britain's best-known surfing spots due to its powerful swells. Quaint streets and a bustling harbour lead down to the majestic granite pier and the landmark Porthleven clock tower, recognisable in many a Cornish photograph and painting! Village amenities are plentiful and include a Primary School and a variety of quaint pubs, shops and cafes around the famous harbour. Larger supermarkets and other facilities can be found around 2.5 miles away in the nearby town of Helston.



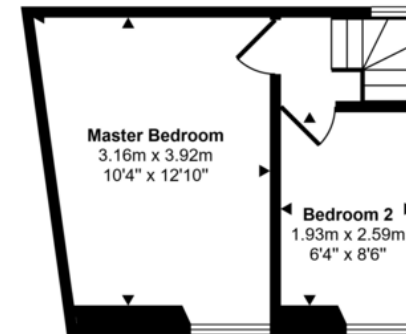
Approx Gross Internal Area
61 sq m / 661 sq ft



Lower Ground Floor
Approx 21 sq m / 224 sq ft



Ground Floor
Approx 21 sq m / 224 sq ft



First Floor
Approx 20 sq m / 214 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.