



1 Thomas Terrace, Porthleven, TR13 9DE

£160,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

1 Thomas Terrace

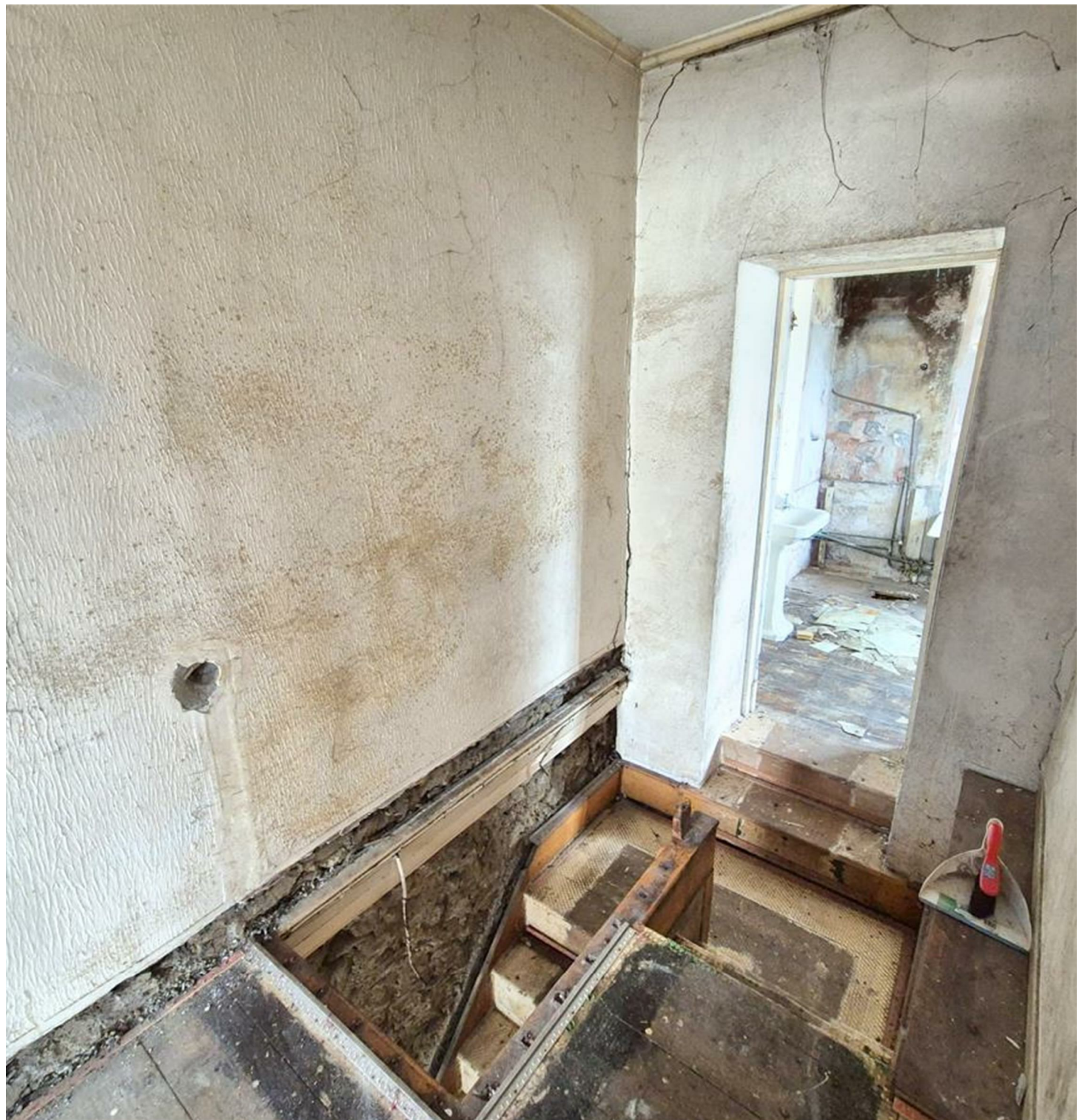
- THREE BEDROOM CHARACTER COTTAGE
- END OF TERRACE
- GREAT POTENTIAL TO PROSPECTIVE PURCHASERS
- REQUIRES EXTENSIVE RENOVATION
- CORNISH FISHING VILLAGE
- GARDEN
- FREEHOLD
- COUNCIL TAX B
- EPC G14

Situated in the heart of the Cornish fishing village of Porthleven is this three bedroom, end of terrace character cottage. The residence, which requires extensive renovation, offers great potential to prospective purchasers looking to undertake a project.

In brief, the accommodation comprises a hall, lounge, dining room and completing the ground floor., a former kitchen area. On the first floor is a former bathroom area and three bedrooms. To the outside is a small garden area.

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)







A DOOR TO

HALL

With stairs to the first floor with an understairs cupboard and opening to various rooms.

LOUNGE 12'3" x 9'6" (3.73m x 2.90m)

With an outlook to the front, having a fireplace (not known if in working order).

DINING ROOM 10'3" x 9'9" (3.12m x 2.97m)

With an outlook to the rear and having a fireplace (not known if in working order).

FORMER KITCHEN 8'3" x 8'3" (2.51m x 2.51m)

With an outlook and a door to the side.

STAIRS AND LANDING

With half landing and steps up to the former bathroom area and a further step up to the bedrooms.

FORMER BATHROOM

A former bathroom area with a frosted window to the side.

BEDROOM ONE 10' x 9'3" (3.05m x 2.82m)

With outside to the front.

BEDROOM TWO 10'6" (narrowing to 6'3") x 9' (3.20m (narrowing to 1.91m) x 2.74m)

With an outlook to the rear.

BEDROOM THREE 9'9" x 6'3" (2.97m x 1.91m)

With an outlook to the front.

OUTSIDE

To the side of the property is a small garden area.

AGENTS NOTE ONE

The property requires extensive renovation and due to there being no kitchen or bathroom currently fitted, we believe that the residence may not be mortgageable with mainstream banks and building societies.

AGENTS NOTE TWO

Viewers should be aware that on the landing area there is no handrail or banister on the first floor. Extra care and caution should be taken when viewing the property.

AGENTS NOTE THREE

We are advised that the boundaries will be changed as part of the sales process.

WHAT3WORDS

shuts.added.collapsed

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

SERVICES

Mains water, electricity and drainage.

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

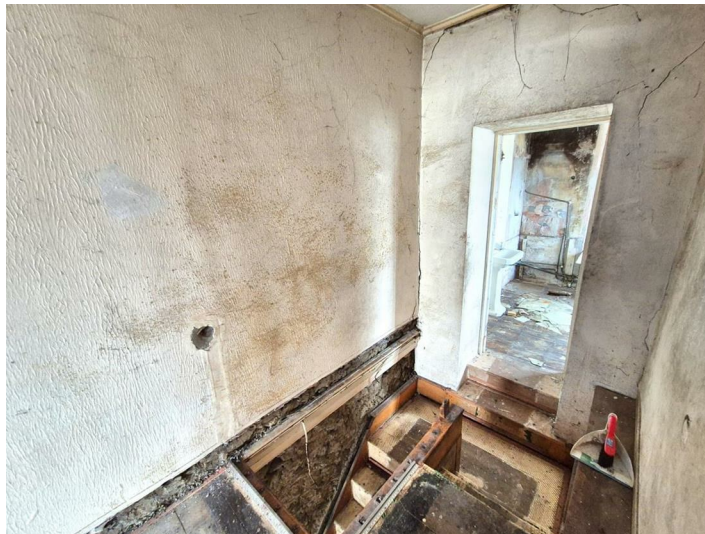
We are required by law to ask all purchasers for verified ID prior to instructing a sale

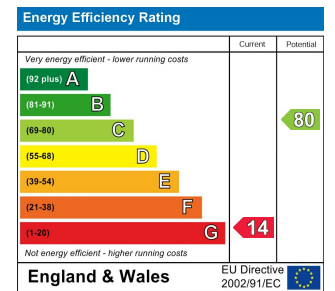
PROOF OF FINANCE - PURCHASERS

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.

19th March 2026





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 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.



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