



7 Praze Road, Porthleven, TR13 9LR
£269,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

7 Praze Road

- DETACHED BUNGALOW
- TWO BEDROOMS
- REQUIRES UPDATING AND MODERNISATION & OFFERING GREAT POTENTIAL
- GARDEN
- GARAGE & PARKING
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - D59







An opportunity to purchase a two bedroom, detached bungalow with gardens and garage in the Cornish fishing village of Porthleven.

Situated in the popular residential area of Praze Road, the residence benefits from oil fired central heating and double glazing and is in need of updating and modernisation but offers great potential to prospective purchasers. To the outside of the property are gardens to the front and rear and the garage is located close by.

In brief, the accommodation comprises a kitchen, hall, lounge, bathroom and 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 views of the harbour are not taken from the property.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Door to kitchen.

KITCHEN 10' x 8'6" plus door recess (3.05m x 2.59m plus door recess)

Comprising working top surfaces incorporating 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. The room also houses the boiler. There is an outlook to the side, a built-in cupboard housing the water tank and door to hall.

HALL

With access to the loft, door to the bathroom, two bedrooms and door to lounge.

LOUNGE 18' x 11'9" (5.49m x 3.58m)

A dual aspect room with feature fireplace (not known if in working order).

BATHROOM

Comprising bath, pedestal washbasin, close coupled W.C. There is a frosted window to the side.

BEDROOM ONE 14'9" x 10'3" plus door recess (4.50m x 3.12m plus door recess)

With outlook to the rear.

BEDROOM TWO 11'6" x 10'3" (3.51m x 3.12m)

With outlook to the rear.

OUTSIDE

There are gardens to the front and rear which are mainly laid to lawn and have well established plants and shrubs. There is an outbuilding and a garage is located nearby.

GARAGE

Located nearby.

AGENTS NOTE

We are advised that the area of road in front of the property is unadopted.

DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the hill turn left on to Torleven Road. Proceed up this road, eventually passing the school at the top of the hill on your right hand side and turn left into Penponds Road. Take the next turning left into Praze Road and follow this road along and around the left hand bend. The property will be found on your 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.





SERVICES

Mains electricity, water 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/>

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 May, 2025.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		59
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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 tenure and lease details cannot have their accuracy guaranteed for intending purchases. Lease details, service charge (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange or contracts.

Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

CHRISTOPHERS
ESTATE AGENTS