

# 3 St. Pirans Parc Porthleven TR13 9BD



**MATHER**  
PARTNERSHIP





# 3 St. Pirans Parc Porthleven, TR13 9BD

This property is a two bedroom bungalow, nestled on a good size plot in a sought after neighbourhood of this popular village. While requiring renovation, it presents an incredible opportunity to unleash your creativity and make the perfect living space and gardens. This bungalow boasts an abundance of space outdoors, providing you with endless possibilities to design a comfortable and functional living area which could be extended (subject to any necessary consents being obtained). Next to the kitchen is a dining room, which could potentially be incorporated to make a kitchen/diner opening directly onto the rear garden, generating the perfect space for alfresco dining and entertaining. The living room, has a feature stone fireplace and overlooks the front garden. The kitchen accesses a conservatory, opening onto the rear garden and patio, perfect for dining on warmer evenings. There are two double bedrooms, which offer plenty of space to accommodate furniture. The garage provides ample storage space and secure parking. The house is set on a generous plot which surrounds the property, and includes a greenhouse, pond and would provide a wonderful space to design your own outdoor oasis or botanical haven.

Opportunities like this are rare, so don't miss the chance to acquire this two bedroom bungalow and make it your own. Coming to market with no onward.



The Mather Partnership, Offices in Helston & Hayle

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| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Guide Price £250,000**

**Location**

Porthleven is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, primary school and doctors surgery. With a picturesque traditional working harbour and beach this is a super and much sought after location. The harbour and beach are both within a short walk from the property. The nearest town of Helston is a short drive away with comprehensive facilities. In terms of major transport links, Penzance train station is a 12 mile drive from Porthleven and Newquay airport is approximately 40 miles.

**Accommodation**

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Conservatory

**Parking**

On the driveway to the side of the property.

**Garage**

A single garage with up and over door.

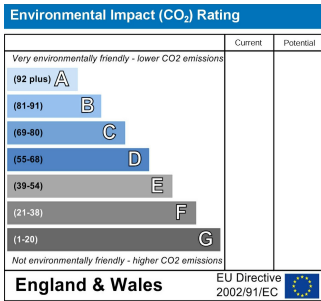
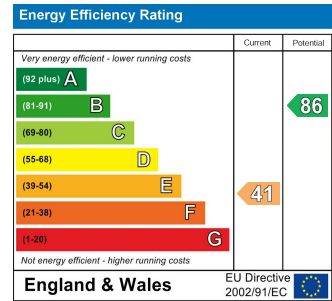
**Garden**

To the front and large enclosed rear garden with a pond.

**Services**

Our client is not able to advise the connected services.





## Council Tax Band - C

### What3Words

///attends.seatbelt.denoting

### Broadband & Mobile Phone Coverage

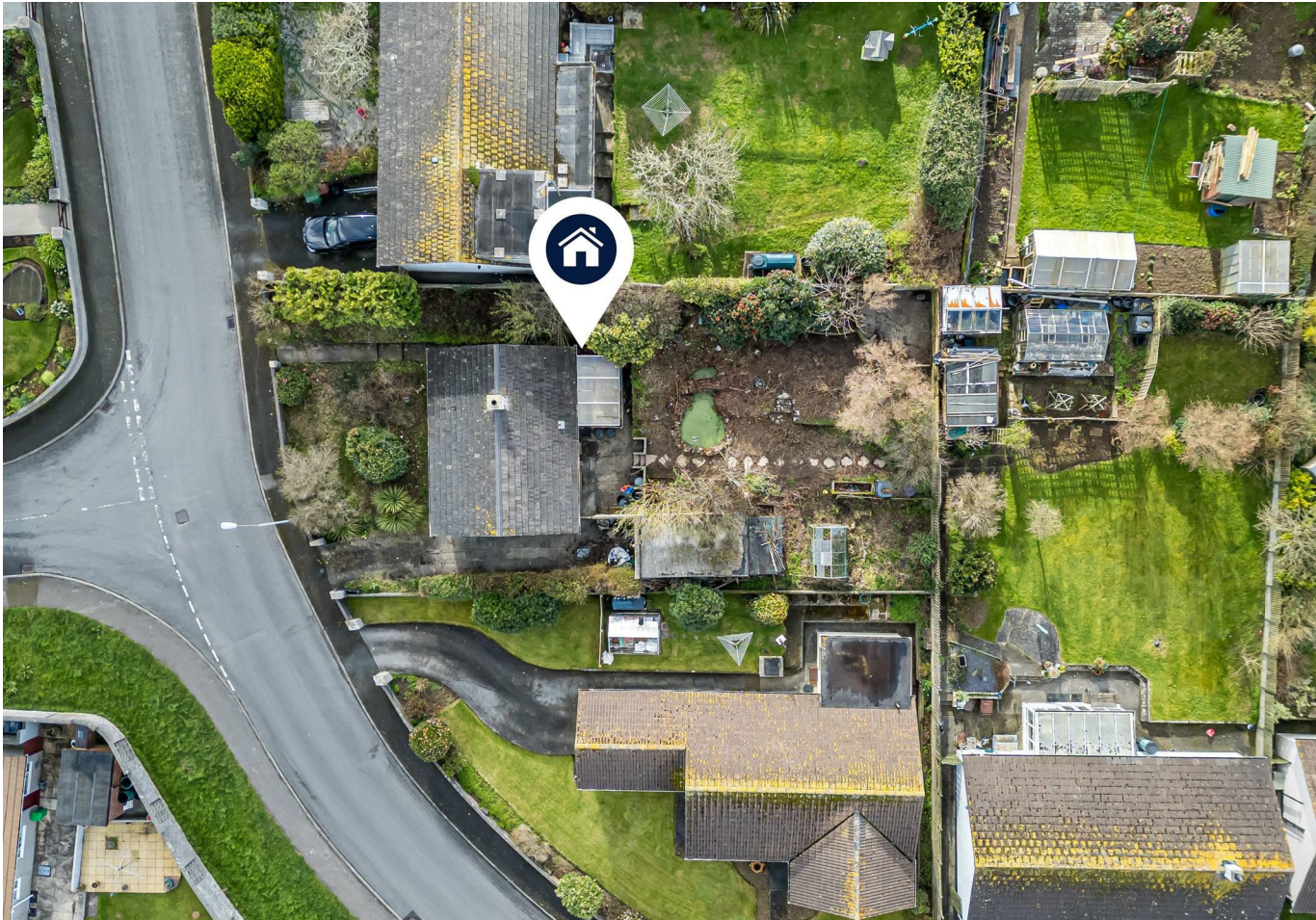
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

### Anti Money Laundering Regulations – Purchasers

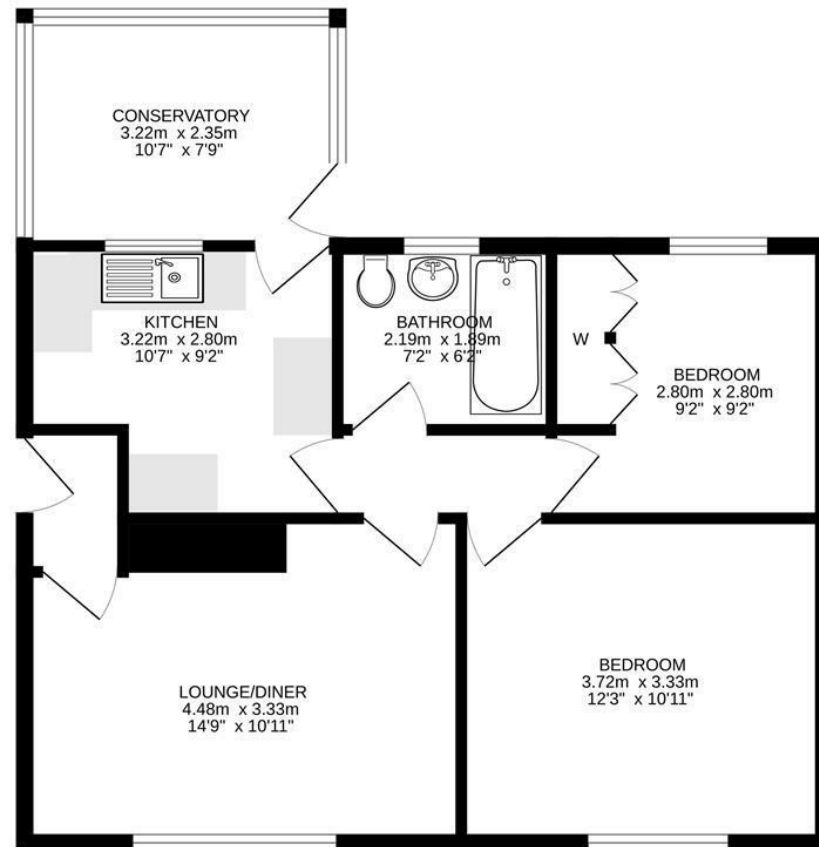
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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