

Morvoren Kan Tor Close, Porthleven, TR13 9AE



MATHER
PARTNERSHIP





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This modern four bedroom reversed level house has been cleverly designed to maximise space and views. Situated within a short walk of the shops and harbour in the ever popular village of Porthleven, it has been finished to a high standard throughout. Downstairs, you'll find four double bedrooms, with the master bedroom further enhanced by an en-suite and patio doors leading to the garden aswell as a modern shower room provides easy convenience. Upstairs, the light and airy open plan kitchen, dining, and lounge area is perfect for socialising and entertaining friends and family. The kitchen boasts plenty of storage and a stylish stone worktop, providing ample space to prepare meals. The lovely balcony offers additional seating and is the perfect spot to relax with your drink of choice while enjoying the distant sea view. Outside, there is a nice enclosed rear garden with a patio area ideal for alfresco dining. There are steps lead up to the lawn area, flanked by mature shrubs.



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Guide Price- £535,000

Location

This property enjoys an excellent position being within easy reach of the harbour and village centre yet at the same time in a quieter and more residential 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 gorgeous traditional working harbour and beach as well as a world class surf break, this is a super and much sought after location.

Accommodation

Entrance Hallway
Shower Room

Bedroom One with En-suite

Bedroom Two

Bedroom Three

Bedroom Four

Stairs to Landing

Open Plan Kitchen/Diner/Lounge

Outside

To the rear there is an enclosed garden which is mainly laid to lawn aswell as a patio area ideal for alfresco dining.

Driveway

Providing off road parking for two vehicles.





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Services

Mains water, drainage and electricity.

Council Tax Band- D

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

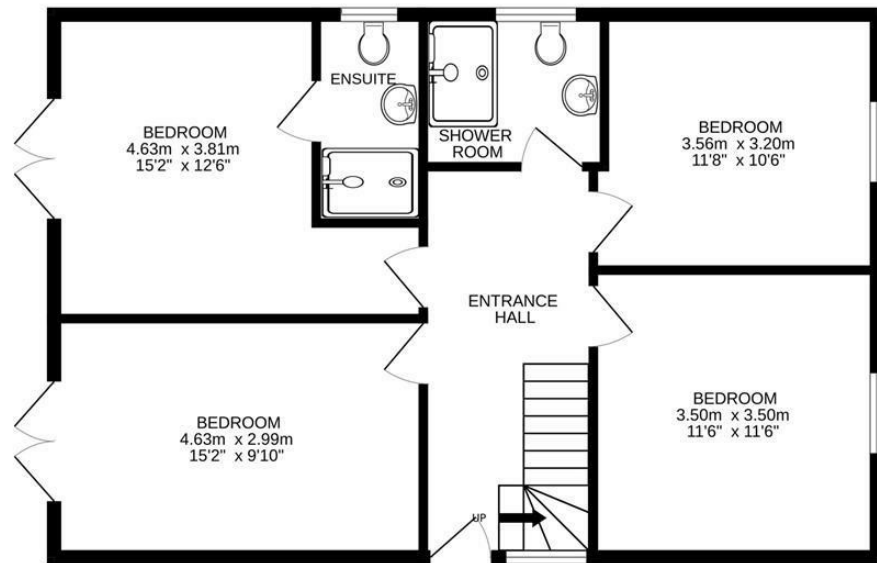
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

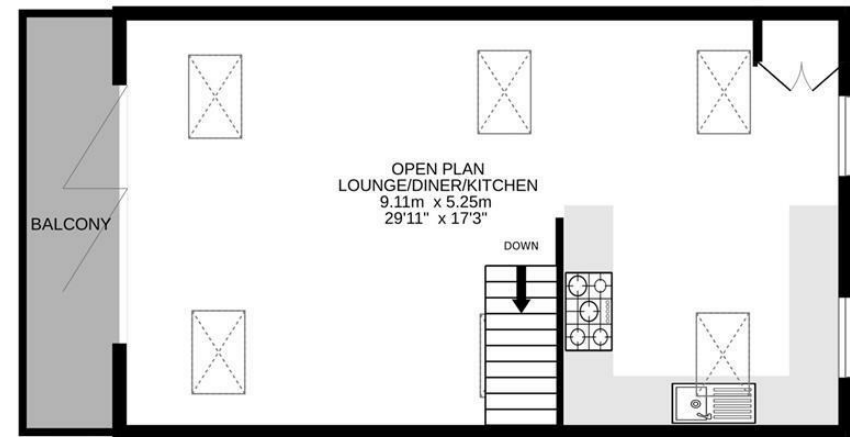
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST 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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