



Moorside 26 Methleigh Parc, Porthleven, TR13 9LJ

£400,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Moorside 26 Methleigh Parc

- THREE BEDROOMS
- INTEGRAL GARAGE AND PARKING
- GARDEN
- SHORT STROLL FROM THE HARBOUR
- OIL FIRED CENTRAL HEATING
- COUNCIL TAX BAND D
- FREEHOLD
- EPC E54

Situated in the highly regarded residential area of Methleigh Parc in the heart of the sought after Cornish fishing village of Porthleven, is this detached, three bedroom bungalow. The residence, which benefits from oil fired central heating and double glazing, is well proportioned and enjoys views over the Moors Playing Fields.

In brief, the accommodation comprises an entrance area, hall, lounge, kitchen/diner, utility room, W.C., wet room, conservatory and three bedrooms. To the outside a driveway provides parking and leads to an integral garage. Good sized gardens cradle the residence with well established plants and shrubs, lawn, patio area and a small fishpond.

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 ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

Steps up and door to -

ENTRANCE AREA

With door to -

HALL

With doors to all bedrooms, kitchen/diner, built-in cupboard, boiler (not currently working), access to the loft and door to;

LOUNGE 14'9" x 13'3" max measurements (4.50m x 4.04m max measurements)

Outlook to the front, over the Moors Playing Fields. Feature fireplace with hearth, surround and mantel over and housing a wood burner.

KITCHEN/DINER 24' x 11'9" narrowing to 11' (7.32m x 3.58m narrowing to 3.35m)

A large, dual aspect open plan room with door to the rear garden.

The kitchen comprises working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. There is a built-in double oven, hob with hood over and space for a dishwasher and washing machine. There are partially tiled walls.

UTILITY ROOM 12'3" narrowing to 5'3" x 8'6" (3.73m narrowing to 1.60m x 2.59m)

With outlook and door to the rear garden. There is a working top surface with space under for utilities. Door to -

W.C.

With low level W.C. and washbasin. With window to the rear.

WET ROOM

With shower, close coupled W.C. and a pedestal washbasin. There are partially tiled walls and a frosted window to the rear.

BEDROOM ONE 11'6" x 10' (3.51m x 3.05m)

With outlook to the front, over the Moors Playing Fields. Built-in wardrobes.

BEDROOM TWO 10'6" x 8'3" (3.20m x 2.51m)

With outlook to the rear garden.

BEDROOM THREE 10'6" x 6' (3.20m x 1.83m)

With double doors opening to -

CONSERVATORY 13' x 8' (3.96m x 2.44m)

A triple aspect room with outlook and door to the garden.

INTEGRAL GARAGE 21'3" x 11' (6.48m x 3.35m)

With power.

OUTSIDE

Good sized gardens cradle the residence with well established plants and shrubs, lawn and patio area and a fishpond.

DIRECTIONS

From the village centre the property can be found on foot by heading towards the supermarket and carrying on along the lane to the left which takes you through to the playing fields. Just before one comes to the park apparatus turn right through a pedestrian cut through in the hedge and the property will be found after a short distance on the right hand side. By car from Fore Street head across the harbour head with Kota Kai on your right hand side and follow the road around to the right. After passing the builders merchants on your left hand side take the next right into Mill Lane. Head up the hill and take the second turning on your right hand side into Methleigh Parc. The property will be found after a short distance on the right hand side.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

COUNCIL TAX

Council Tax Band D.





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

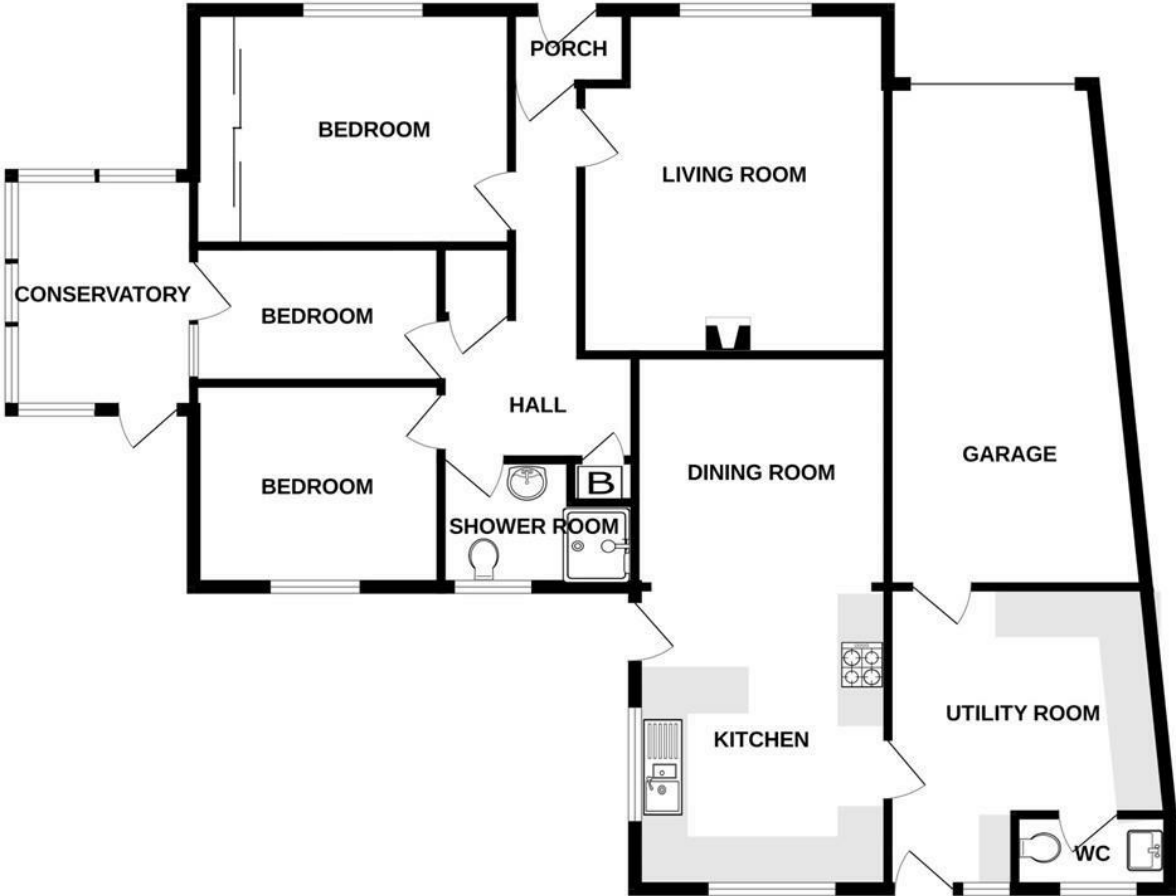
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

29th April, 2024.



GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 a property or any other figures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings cannot have their accuracy guaranteed for intending purchasers. Lesser 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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

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

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