

6 The Shrubberies, Porthleven, TR13 9FG

£299,950 Freehold

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6 The Shrubberies

- SITUATED ON THE WELL REGARDED RESIDENTIAL DEVELOPMENT OF THE SHRUBBERIES
- TWO BEDROOM END OF TERRACE HOUSE
- WELL PROPORTIONED ACCOMMODATION
- VIEWS OVER THE VILLAGE TOWARDS OPEN COUNTRYSIDE WITH GLIMPSES OF THE SEA
- GARDENS
- LPG HEATING & DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX B
- EPC C79







Situated in the well-regarded residential area of The Shrubberies, in the sought-after Cornish fishing village of Porthleven, this two-bedroom end of terrace house offers well-proportioned accommodation with views over the village towards open countryside and distant glimpses of the sea. The property benefits from LPG central heating and double glazing and has the benefit of a parking space.

Externally, there are pleasant gardens extending to the side and rear of the property, including two useful sheds, one of which we understand has power connected.

In brief, the accommodation comprises an entrance hall, lounge, W.C., and a kitchen/diner on the ground floor. The first floor offers two bedrooms and a family bathroom.

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)

DOOR TO

LOUNGE 15'3" x 11'6" (narrowing to 9'3") (4.65m x 3.51m (narrowing to 2.82m))
With outlook to the front and stairs to the first floor. There is understairs storage area and opening to

HALL
With door to understairs cupboard, door to the kitchen/diner and door to

W.C.
Comprising close coupled W.C., wall mounted wash basin and a frosted window to the side.

KITCHEN/DINER 15'6" x 11'3" (4.72m x 3.43m)
With door and outlook to the rear garden and views over the village towards open countryside.

KITCHEN AREA
Comprising working top surfaces incorporating a one and a half bowl sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built-in appliances include an oven with gas hob and hood over, space for a dishwasher, space for washing machine and space for fridge/freezer. The room has partially tiled walls.

STAIRS AND LANDING
With access to the loft, doors to both bedrooms and door to

BATHROOM
Comprising a bath with mixer tap and shower over with both rain and flexible shower heads, a close couple W.C. and a wash basin with mixer tap over and drawers under. There are partially tiled walls a heated towel rail and a frosted window to the side.

BEDROOM ONE
Outlook to the front and having built-in storage.

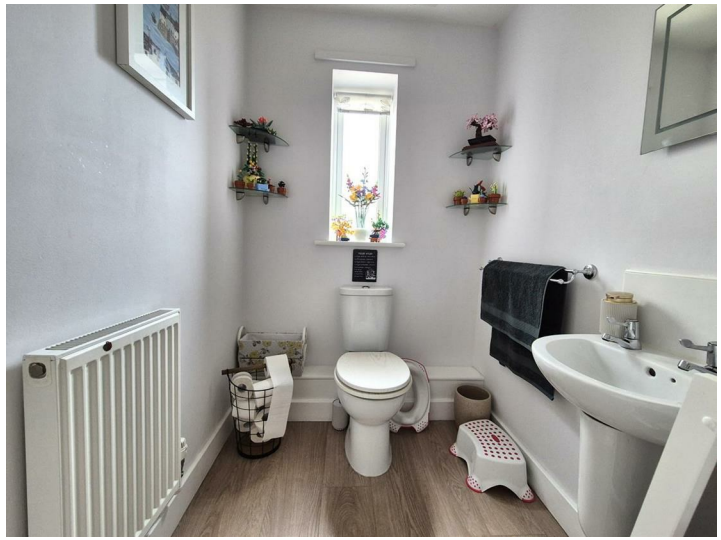
BEDROOM TWO 15'3" x 9'3" (4.65m x 2.82m)
With outlook over the village, towards open countryside and out to sea in the distance.

OUTSIDE
To the outside of the property are gardens to the side and rear which are mainly laid to lawn with well established shrubs. There are stone chipped areas for ease of maintenance and a pleasant patio area which would seem ideal for alfresco dining. There are two useful sheds one of which we are advised has power.

WHAT3WORDS
bashed.privately.gobbling

SERVICES
Mains water, electricity and drainage. LPG gas.













AGENTS NOTE ONE

Maintenance of the public areas on The Shrubberies estate is looked after by a residence management company and paid for by the residents. There is an annual charge for this which is currently around £150 per year.

ANTI-MONEY LAUNDERING

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

COUNCIL TAX

Council Tax Band B.

DATE DETAILS PREPARED.

24th April 2026.

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/

PROOF OF FINANCE - PURCHASERS

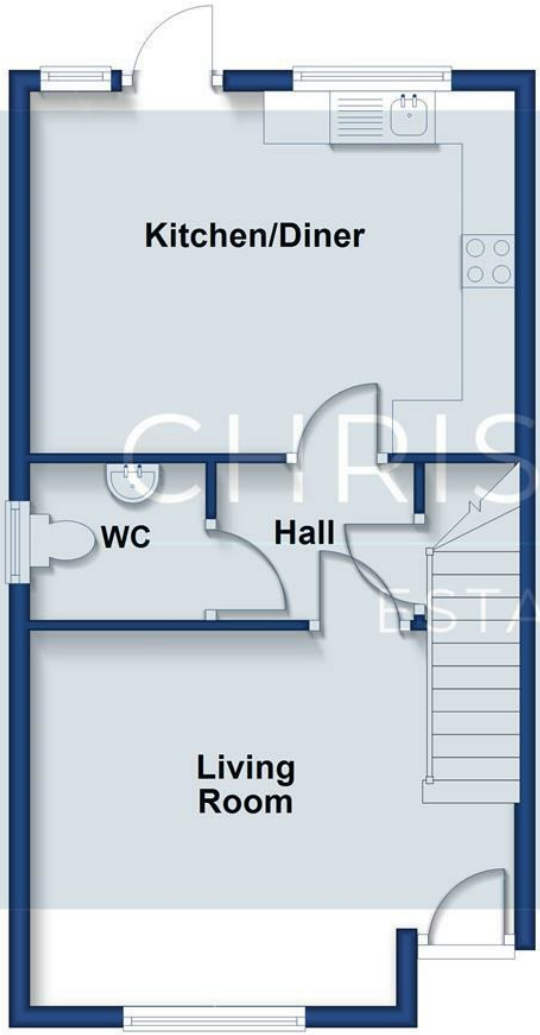
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

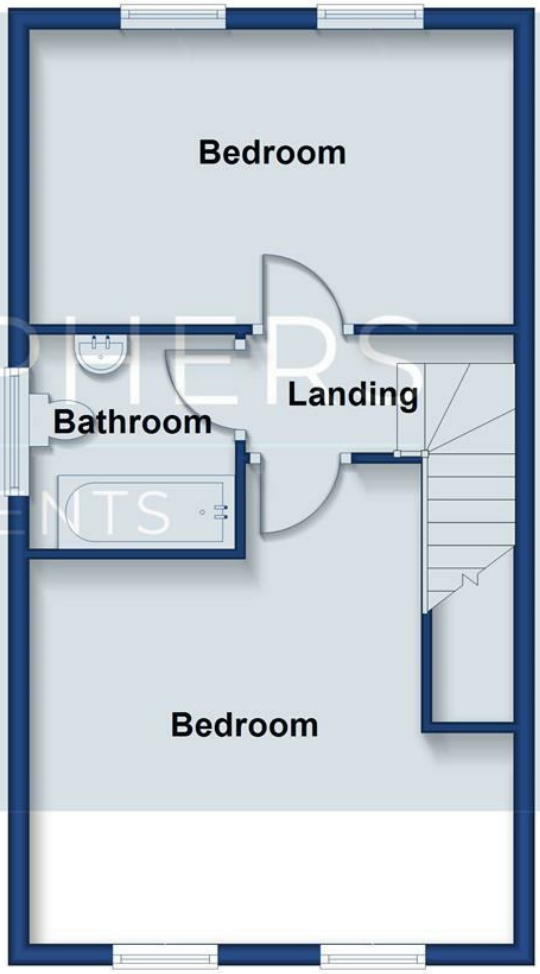
Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



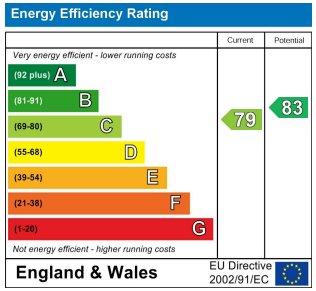
First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



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Total area: approx. 79.4 sq. metres (855.1 sq. feet)



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 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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