

3 Wellington Road, Porthleven, TR13 9AB

£299,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

3 Wellington Road

- CHARMING TERRACED TOWNHOUSE
- IDEALLY SITUATED FOR THE HEART OF THE VILLAGE CENTRE
- SIGNIFICANTLY ENHANCED BY THE CURRENT VENDOR
- WELL PROPORTIONED ACCOMMODATION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- FREEHOLD
- COUNCIL TAX C
- EPC E53







Fronting one of the main thoroughfares into the village an excellent opportunity to acquire a charming three bedroom mid terrace character townhouse, ideally situated in the heart of the sought after Cornish fishing village of Porthleven.

The property has been significantly enhanced by the current owner and now features a recently fitted modern stylish kitchen. The well proportioned residence benefits from oil fired central heating and double glazing.

In brief, the accommodation comprises of an entrance area leading to a hallway, a spacious kitchen/diner and a comfortable lounge/diner which completes the ground floor. To the first floor are three bedrooms and a family bathroom.

Externally, the property offers a wall enclosed courtyard to the front, designed with low maintenance in mind with flower borders having plants and mature shrubs. To the rear of the property just outside the rear door is an area which the vendor has a shed and shared path with neighbouring properties leads to an open plan garden area which is shared with other properties, laid to lawn and has a useful shed.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides amenities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Located between Helston and Porthleven is the beautiful Penrose Estate, managed by The National Trust, with its many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning Brass Band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE AREA
With tiled floor and door to

HALL
With stairs to the first floor, door to the lounge/diner and understairs cupboard and opening to

KITCHEN/DINER 23' x 8'9" (7.01m x 2.67m)
Attractive, recently fitted kitchen comprising stone working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. The built-in appliances include a dishwasher, washing machine, double oven and a hood with hob over. The room is dual aspect with outlook to the side and rear and a door to the side. Door to

LOUNGE/DINER 25'9" x 10'3" inc bay (narrowing to 8'6") (7.85m x 3.12m inc bay (narrowing to 2.59m))
A dual aspect room with outlook to the front and rear and door back to the hallway. A wood burner on a stone hearth with local stone surround with wood mantel over acts for a focal point for the room.

STAIRS AND HALF LANDING
With stairs to the front landing and stairs to

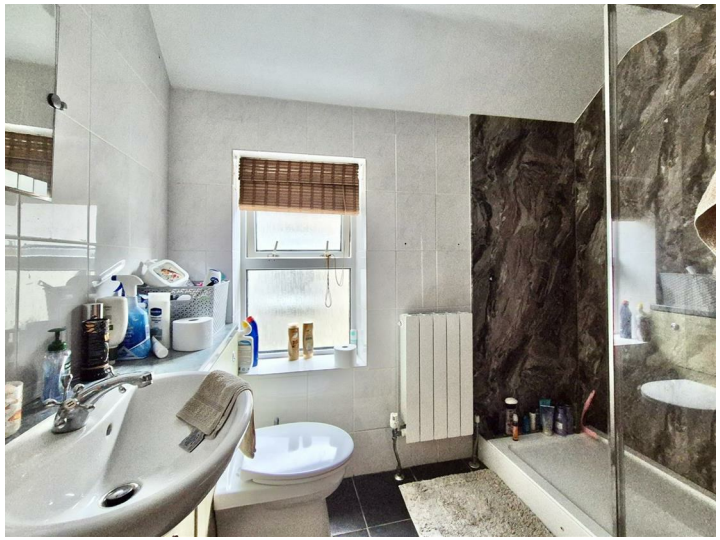
REAR LANDING
With access to loft, door to bedroom three and door to

BATHROOM
Comprising of W.C. with concealed cistern, wash basin with mixer and cupboards under and a walk-in shower cubicle. There are tiled walls, tiled floor and frosted window to the side.

BEDROOM ONE 14'3" (narrowing to 12'3") x 11'3" (not inc bay ar (4.34m (narrowing to 3.73m) x 3.43m (not inc bay ar)
Having an outlook to the front and built-in wardrobes.













BEDROOM TWO 11'3" x 9'3" (3.43m x 2.82m)
With outlook to the rear and having built-in wardrobes.

BEDROOM THREE 9'9" x 8'6" (plus door recess) (2.97m x 2.59m (plus door recess))
With outlook to the rear and having built-in wardrobes.

OUTSIDE
To the front of the property is a courtyard area which is hard landscaped for ease of maintenance with flower borders having plants and mature shrubs. To the rear of the property just outside the rear door is an area where the vendor has a shed, shared pathway leads to a garden area which is open plan and shared with neighbouring properties and laid to lawn with a useful shed.

SERVICES
Mains electricity, water, drainage and oil.

WHAT3WORDS
youngest.clogging.leader

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

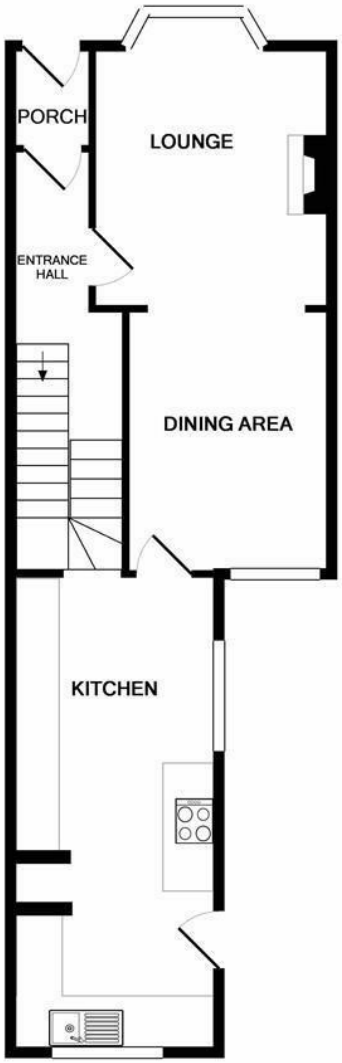
COUNCIL TAX
Council Tax Band C.

DATE DETAILS PREPARED.
6th May 2026.

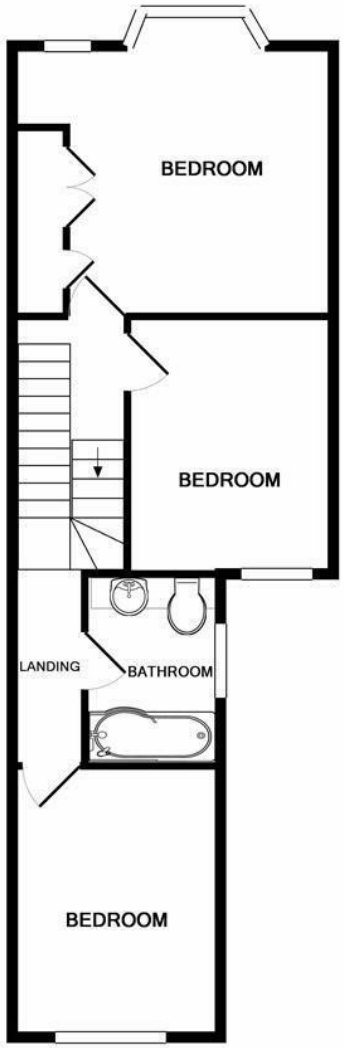
MOBILE AND BROADBAND
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

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. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

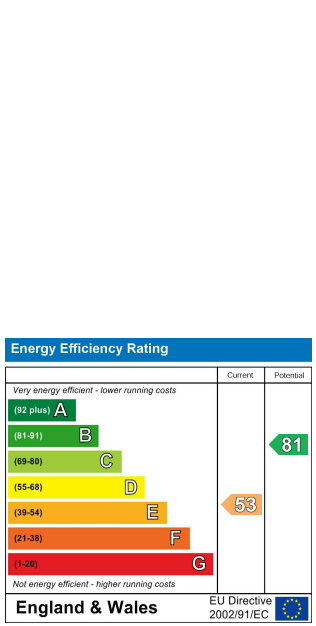


1ST FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



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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.



Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

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

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