



6 Forth Scol, Porthleven, TR13 9GA

£259,950 Freehold

CHRISTOPHERS
ESTATE AGENTS

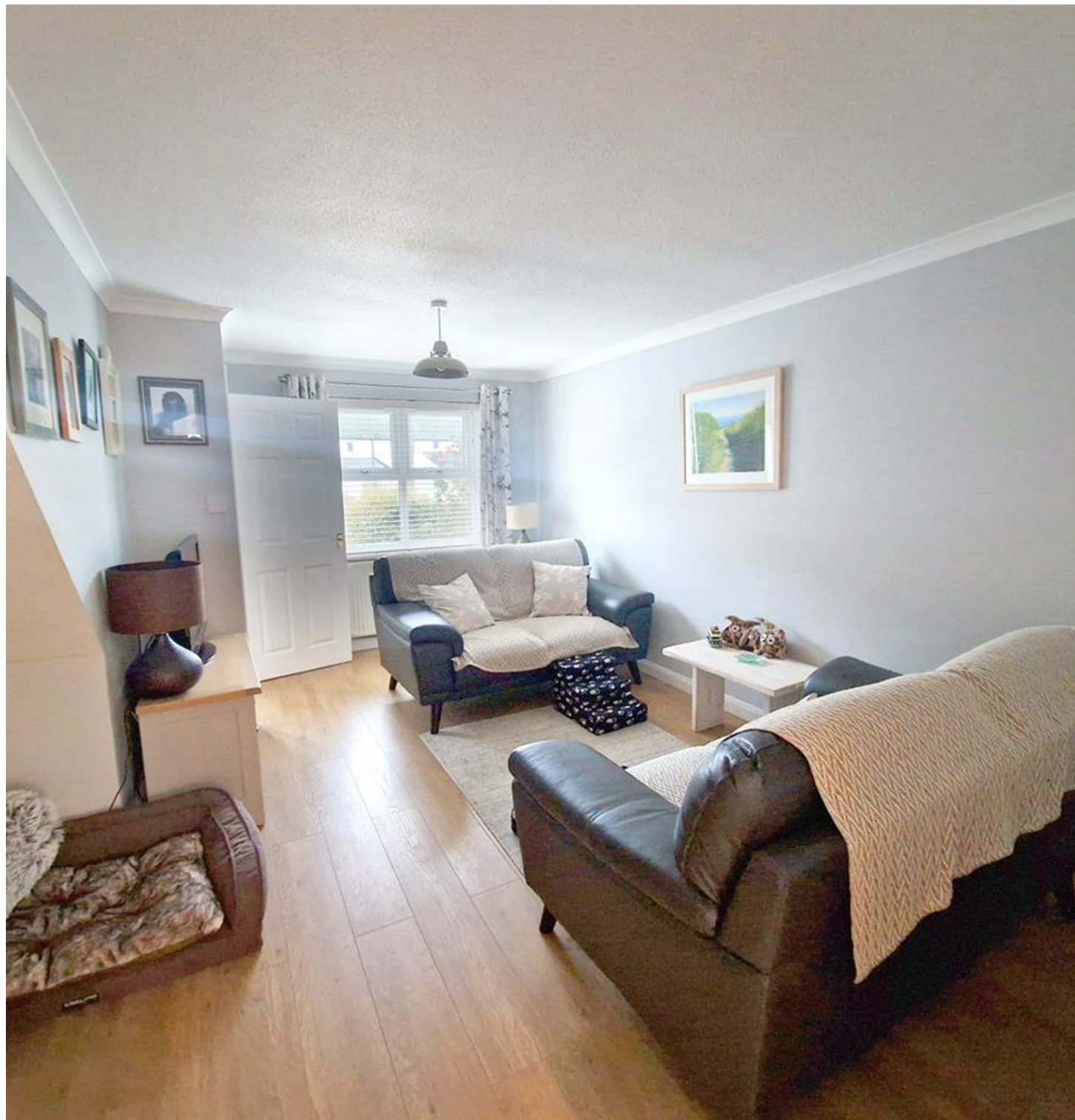
6 Forth Scol

- TWO BEDROOMS
- END OF TERRACE
- GARAGE
- GARDEN
- DOUBLE GLAZING
- FREEHOLD
- COUNCIL TAX BAND B
- EPC E47

Situated in the heart of the sought after fishing village of Porthleven is this end of terrace, two bedroom house. The well proportioned residence, which benefits from electric central heating and double glazing, is beautifully presented and has gardens to the front and rear. The property has the added addition of a garage which is located in a block of garages close by.

In brief, the accommodation comprises of an entrance area, lounge and completing the ground floor an open plan kitchen/diner. On the first floor is a bathroom and two bedrooms.

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 (DIMENSION APPROX)

DOOR TO

ENTRANCE AREA

With stairs to the first floor and door to

LOUNGE 16'3" x 13' narrowing to 9'9" (4.95m x 3.96m narrowing to 2.97m)

With outlook to the front and door to

KITCHEN/DINER 13' x 9'6" (3.96m x 2.90m)

With outlook and door over the rear garden.

KITCHEN AREA

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There are partially tiled walls and built in appliances include an oven with hob and hood over, fridge/freezer, dishwasher and a washing machine. A built in cupboard houses the electric boiler and there is a water tank.

STAIRS AND LANDING

BEDROOM ONE 13' narrowing to 9'9" x 9'9" (3.96m narrowing to 2.97m x 2.97m)

Outlook to the front.

BEDROOM TWO 11' x 9'3" (3.35m x 2.82m)

Outlook to the rear and having a built-in wardrobe.

BATHROOM

Comprising of a bath with shower over, close coupled W.C. and a wash basin with mixer tap over and cupboards under. There are tiled walls, a frosted window to the side, spot lighting and an electric towel rail.

OUTSIDE

There are gardens to the front and rear of the property with the rear garden being mainly laid to lawn.

GARAGE

A garage is located in a block of garages close to the property which is a real feature of residence with parking being at a premium at times within the village.

SERVICES

Mains water, electricity and drainage.

VIEWING

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

DIRECTIONS

From our Porthleven office proceed up Fore Street and at the top of the road bear right and take the turning on your right hand side into Thomas Terrace. Proceed down the hill, follow the road around to the right and the property will be found a little way along on the left hand side.

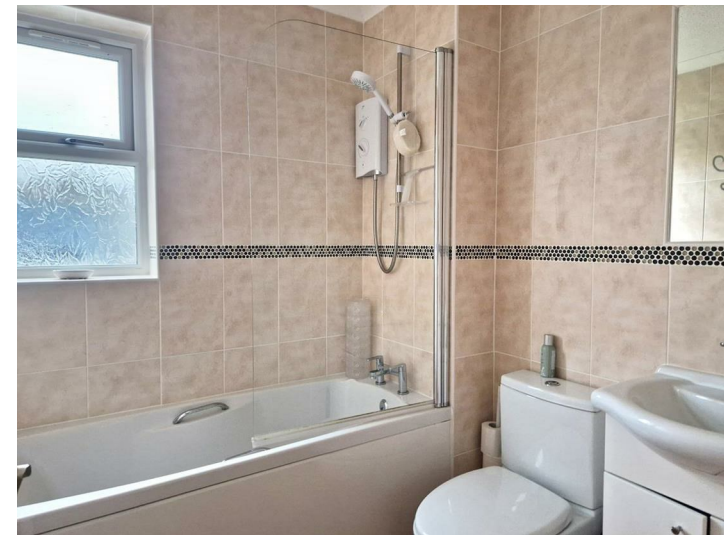
MOBILE AND BROADBAND COVERAGE

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/>





COUNCIL TAX BAND

Band B

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

AGENTS NOTE ONE

We are advised there is a covenant on the property which would stop the residence being used as a holiday let.

AGENTS NOTE TWO

We are advised the property is subject to a chancel repair liability.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

PROOF OF FUNDS - PURCHASERS

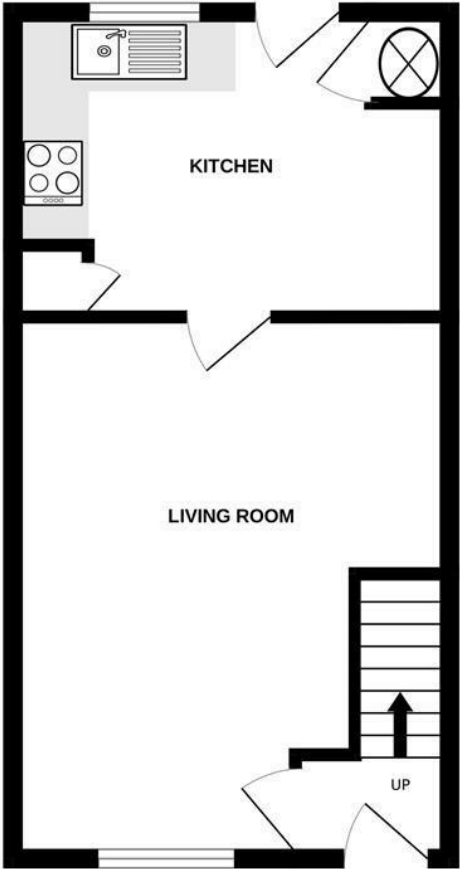
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

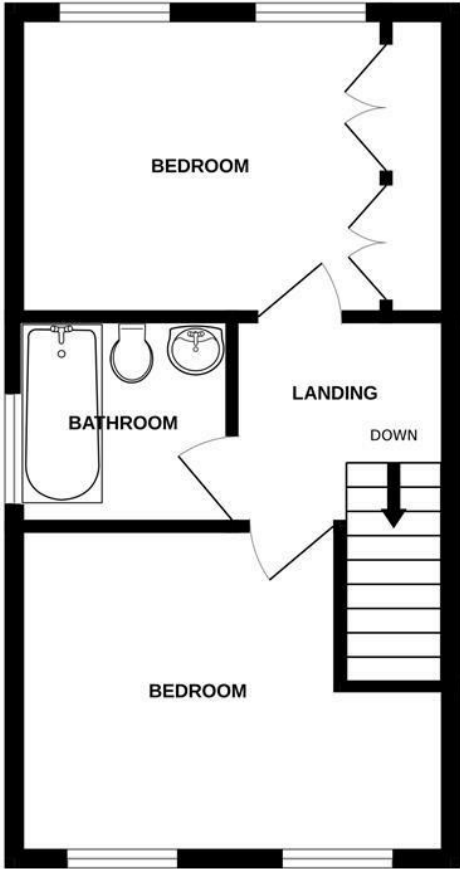
November, 2024.



GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



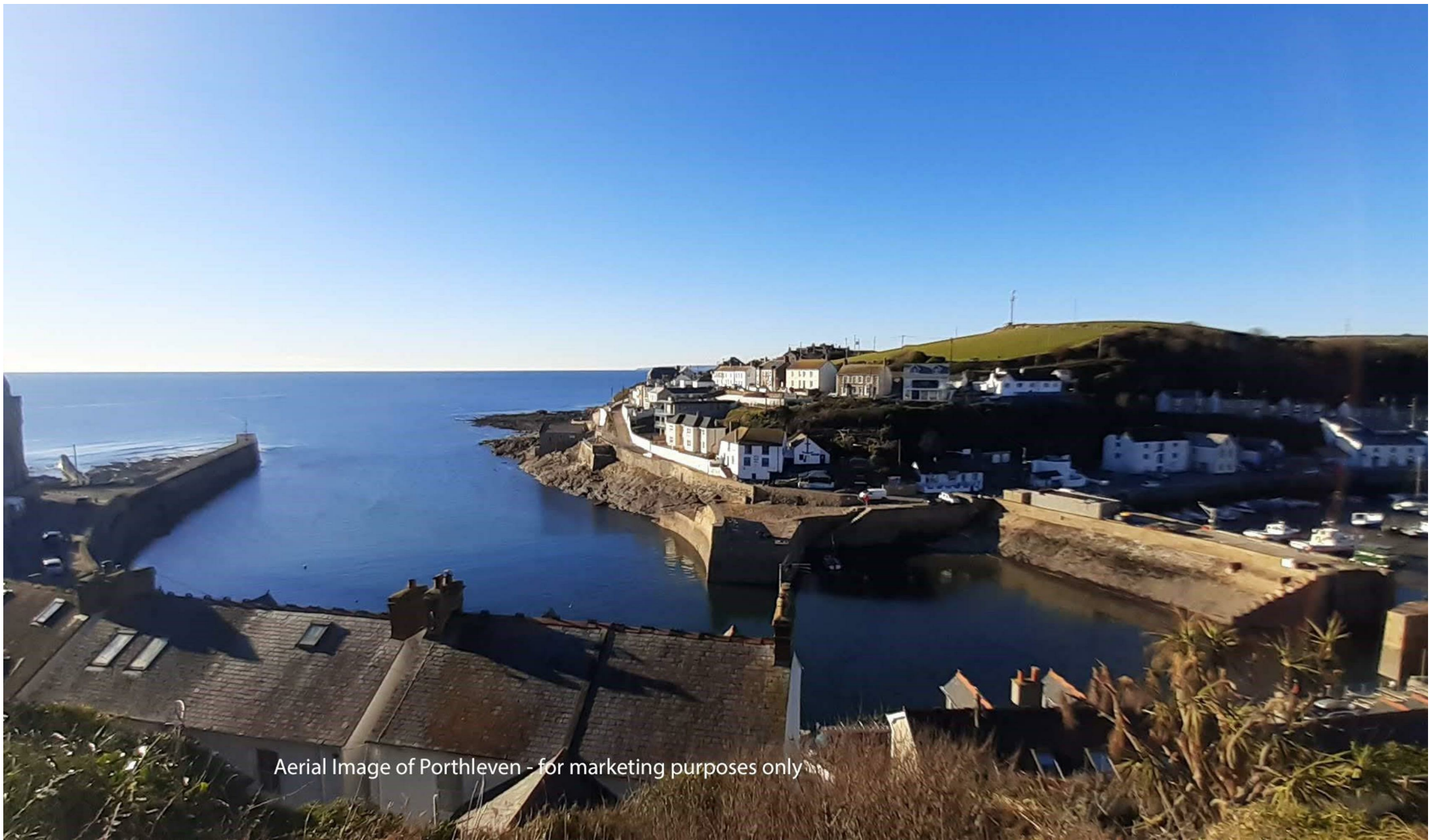
TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

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		
(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		

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 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. 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.



Aerial Image of Porthleven - for marketing purposes only

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