



## Cartre-Melis Thomas Terrace, Porthleven, TR13 9DE

£350,000 Freehold

**CHRISTOPHERS**  
ESTATE AGENTS

# Cartre-Melis Thomas Terrace

- TWO BEDROOMED BUNGALOW
- MASTER EN SUITE
- REQUIRES SOME UPDATING
- REAR GARDEN
- PARKING AND REAR GARDEN
- COUNCIL TAX BAND C
- FREEHOLD
- EPC - E47

An opportunity to purchase an attached, two bedroom bungalow in the sought after Cornish fishing village of Porthleven.

The well proportioned residence, which requires some updating to realise its full potential, benefits from oil fired central heating and double glazing. A real feature of the property is the outside space with parking to the front and to the rear is a large, relatively level lawn area. To the side of the property is a useful shed.

In brief, the accommodation comprises an entrance porch, hall, lounge/diner, kitchen, shower room, two bedrooms (the master of which benefits from an en suite bathroom) and a utility room. Accessed from the side is a store room along with a second utility room.

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)

Door to entrance porch.







**ENTRANCE PORCH 10'3" x 6' minus door recess (3.12m x 1.83m minus door recess )**

A triple aspect room with outlook to the front and door to hall.

**HALL**

With doors to two bedrooms, kitchen, shower room and lounge/diner.

**LOUNGE/DINER 19'3" x 11'9" (5.87m x 3.58m )**

With outlook to the front, over other properties towards open countryside. There is a feature fireplace with hearth, surround and mantel over housing a wood burner.

**KITCHEN 12'6" x 12' (3.81m x 3.66m )**

With outlook to the front and 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. There are partially tiled walls, a built-in cupboard, space for white goods and oven, sliding door to utility room.

**UTILITY ROOM**

With door and outlook to the front, door to the rear garden. Comprising working top surfaces with cupboards and drawers under and wall cupboards over, Belfast sink and space for a washing machine. The room has a tiled floor.

**SHOWER ROOM**

Comprising low level W.C., wall mounted washbasin and a shower cubicle. There is a frosted window to the rear and partially tiled walls.

**BEDROOM ONE 11'9" x 11'3" (3.58m x 3.43m )**

With outlook to the rear and door to en suite.

**EN SUITE**

Comprising a close coupled W.C., bath with shower over and mixer tap with flexible shower attachment and a pedestal washbasin. There are tiled walls, tiled floor and frosted window to the side.

**BEDROOM TWO 10'9" x 9'3" (3.28m x 2.82m )**

With outlook to the front.

**STORE 6'9" x 5' (2.06m x 1.52m )**

Accessed from the outside of the property. With sliding door and window to the side.

### SECOND UTILITY ROOM 17'6" x 5'9" (5.33m x 1.75m)

Accessed from the outside of the property. A galley utility space comprising working top surfaces incorporating a sink unit with drainer and a separate unit with mixer tap over, cupboards and drawers under and space for utilities. Tiled floor and skylight.

### OUTSIDE

The outside space is a real feature of the property with parking to the front of the residence. The rear garden being of a particularly good size, mainly laid to lawn. To the side of the property is a useful shed.

### AGENTS NOTE ONE

We are advised that the boundaries of the property will be altered with the Land Registry by the current owners.

### AGENTS NOTE TWO

We are advised that a wall to the front of the property will be demolished by the current vendors to create access to a driveway parking area.

### SERVICES

Mains electricity, water and drainage.

### 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.

### 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, follow the road around to the right and turn right into Thomas Terrace. Head down the hill and turn left into Forth Scol. Proceed into Forth Scol and Cartre-Melis will be found at the end of this road, just before the Torre Vean property on your right hand side.

### COUNCIL TAX BAND

Council Tax Band C.





#### **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**

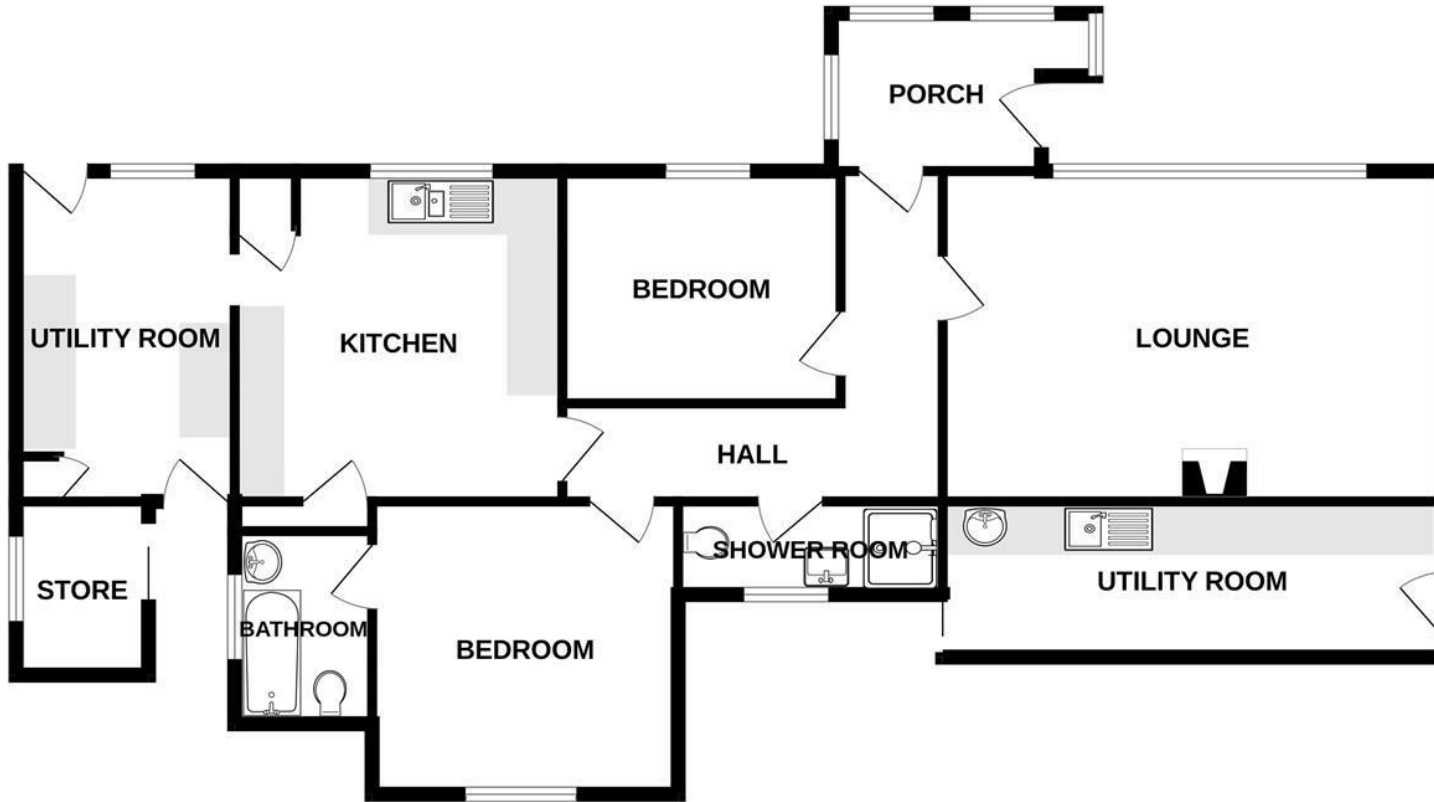
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

10th June, 2025.



GROUND FLOOR  
1148 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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			75
(55-68) D			
(39-54) E		47	
(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 secure 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](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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