

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a terraced, three bedroom house in the sought after Cornish fishing village of Porthleven.



Situated in Parc An Maen within the popular Cornish fishing village of Porthleven is this three bedroom terraced house. The residence, which benefits from double glazing, enjoys views over the village and towards open countryside with Tregonning Hill in the distance. The property enjoys gardens to the front and rear which are mainly hard landscaped for ease of maintenance with both patio and decking areas.

In brief, the accommodation comprises of an entrance porch, lounge and completing the ground floor a kitchen/diner. To the first floor there is a bathroom and three 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 (DIMENSIONS APPROX)

DOOR TO

ENTRANCE PORCH

With outlook to the side, over the village, towards open countryside and Tregonning Hill in the distance. Door to

LOUNGE 4.88M X 4.72M (16' X 15'6")

Having a stone hearth with wood burner and mantel over which acts as a focal point of the room. A bay window to the front enjoys views over the village and towards open countryside. Door to

KITCHEN/DINER 4.88M X 3.05M (16' X 10')

Comprising working top surfaces incorporating a sink unit with drainer, cupboards and drawers under and wall cupboards over. There is space for an oven, washing machine, dishwasher and a floor standing fridge/freezer. Outlook and patio doors to the rear garden.

STAIRS AND LANDING

With access to the loft, doors to all bedrooms, airing cupboard housing a water tank with immersion heater and door to

BATHROOM

Comprising bath with mixer tap and electric shower over, close coupled w.c. and a pedestal wash basin with mixer tap. There is an obscured window to the rear, partially tiled walls and a tiled floor.

BEDROOM ONE 3.66M X 2.97M' (12' X 9'9')

With outlook to the front, over the village, towards open countryside and Tregonning Hill.

BEDROOM TWO 3.43M X 2.97M NARROWING TO 2.44M (11'3" X 9'9" NARROWING TO 8')

With outlook to the rear and having a built in wardrobe.

BEDROOM THREE 2.74M X 1.83M (9' X 6')

With outlook to the front.

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

From Christophers Porthleven office proceed up Fore Street and onto Wellington Road. Head up the hill and opposite the bus shelter turn right into Sunset Drive. Proceed along this road taking the second turning on the right into St. Peters Way. Proceed along this road taking the first turning on the right into Parc-An-Maen. Head down the hill and as the road bears to the left, the property will be found towards the very end on the left 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 BAND

Band B

MOBILE AND BROADBAND COVERAGE

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

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

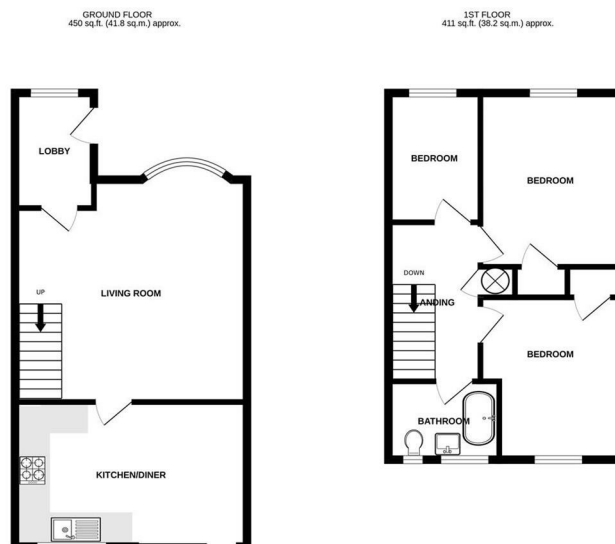
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

16th May 2024

39 PARC AN MAEN, PORTHLEVEN, TR13 9AU

PRICE GUIDE £265,000



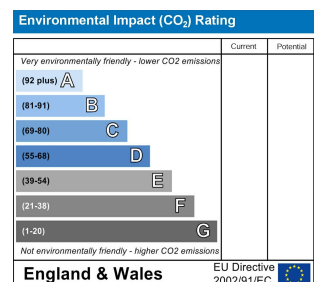
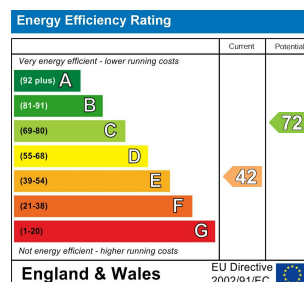
TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, buildings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with Floorplan 12024

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