

65 Gibson Way, Porthleven, TR13 9AN

£140,000 Leasehold

CHRISTOPHERS
ESTATE AGENTS

65 Gibson Way

- TWO BEDROOM GROUND FLOOR FLAT
- NOW BENEFITING FROM A NEW LEASE
- LARGE LOUNGE/DINING ROOM
- USEFUL WORKSHOP/OFFICE
- REAR GARDEN
- CLOSE TO AMENITIES
- COUNCIL TAX BAND A
- LEASEHOLD
- EPC - E52

Nestled in the hugely popular fishing village of Porthleven, this ground floor flat offers surprisingly spacious accommodation and plenty of potential. Perfect for first time buyers or those looking to downsize, the property features a large lounge/dining room, perfect for relaxing or entertaining, and a generously sized master bedroom. A second bedroom, walk-in shower room, and kitchen complete the interior, providing a comfortable living space.

The flat also benefits from a rear porch and a useful workshop that would make an excellent home office or creative space. While the property would benefit from some updating, it already includes modern UPVC double glazing and LPG central heating.

An attractive garden to the rear provides a lovely outdoor space, ideal for those who enjoy gardening or simply to sit and relax. The flat is within easy reach of Porthleven's pretty harbour, local shops, restaurants, and all the amenities the village has to offer. Do not miss out on this fantastic opportunity call us today to book a viewing!







Porthleven is a thriving seaside Cornish fishing village with its harbour providing a focal point. The village provides amenities to cater for every day 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.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural freshwater lake.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)
Panelled glazed timber door to entrance vestibule.

ENTRANCE VESTIBULE
With door to hallway.

HALLWAY
With doors to various rooms.

LOUNGE 16'6" x 11'2" (5.03m x 3.40m)
With large window to the front aspect, radiator, tiled fireplace, storage cupboard and door to kitchen.

KITCHEN 11'2" x 5'5" (3.40m x 1.65m)
Fitted with base units with work surfaces over with stainless steel sink and drainer, wall mounted cabinet with glazed sliding doors, space and point for fridge/freezer, space and plumbing for washing machine, space and point for electric cooker. Small breakfast bar area. Radiator and window to the rear overlooking the garden. Door to rear porch. With exterior door to garden and door to workshop.

BEDROOM ONE 14' x 9'9" (4.27m x 2.97m)
With window to front and radiator.

BEDROOM TWO 9'5" x 6'6" minimum measurement (2.87m x 1.98m minimum measurement)
With radiator and window to rear.

SHOWER ROOM 6'1" x 5'5" (1.85m x 1.65m)
With walk-in shower with aqua panelling and chrome effect domestic hot water shower, low level W.C. and pedestal wash handbasin, radiator, frosted window to rear.

OUTSIDE
To the front of the property is a token lawn area with path leading to the front door. The main gardens lie to the rear of the property and offer an attractive space in which to relax. Mainly laid to lawn there are a variety of established shrubs and plants and a Cornish style hedge to the rear. Useful tap.

WORKSHOP 10'3" x 5'9" (3.12m x 1.75m)
A useful space with power and light. Utilised by the current owner as a workshop. With window to the rear and wall mounted Worcester combi boiler. This workshop would seem ideally suited to those looking to create a home office.

LEASEHOLD AND SERVICE INFORMATION
The property benefits from a new lease of 999 years. We are advised by the vendor that there is an annual service charge, currently, £259.65 per annum payable to Coastline Housing Ltd and that there is an annual ground rent of £10 per annum.

AGENTS NOTE ONE
We understand that this property enjoys a pedestrian right of access across the garden of Number 67 to allow access from the rear garden to the front.

AGENTS NOTE TWO
Please be aware that there is a current planning proposal nearby – full details can be viewed on the online planning register under reference - PA23/03874

COUNCIL TAX
Council Tax Band A.

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/













DIRECTIONS

From Helston head towards Porthleven passing the Boating Lake on your right hand side. Upon entering the village of Porthleven take the first turning on your right hand side which is Gibson Way where the property will be found a short distance along the road on the right hand side indicated by a Christophers For Sale Board.

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.

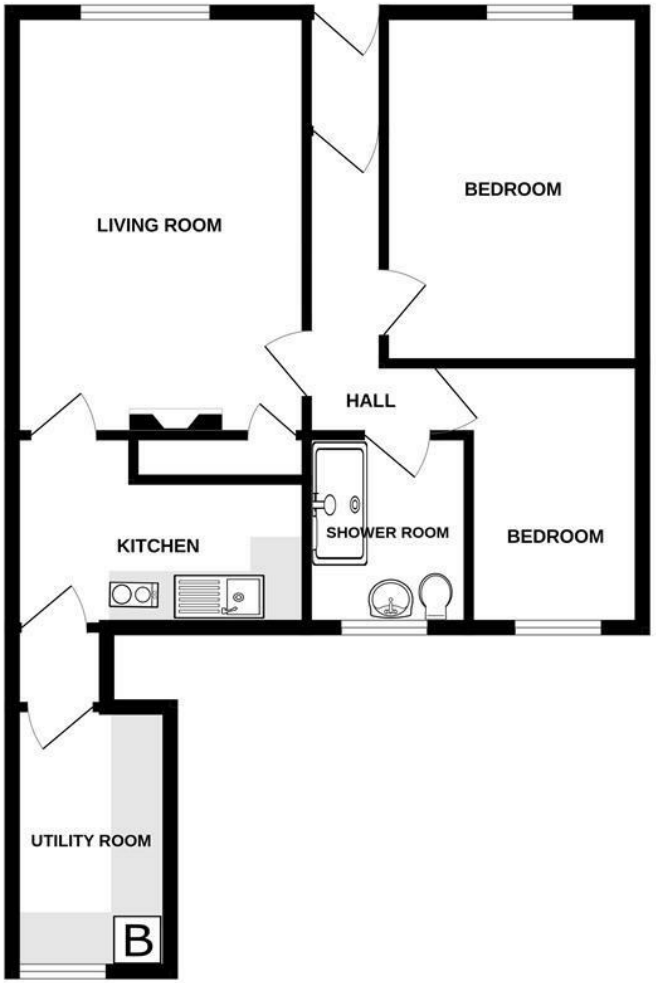
DATE DETAILS PREPARED

25th February, 2025.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

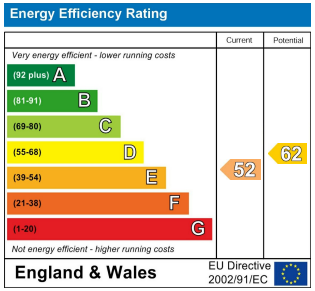
GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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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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