



34 Penponds Road, Porthleven, TR13 9LL

£389,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

34 Penponds Road

- EXCELLENT OPPORTUNITY TO PURCHASE A DETACHED TWO BEDROOM BUNGALOW
- HIGHLY SOUGHT AFTER FISHING VILLAGE
- GREATLY ENHANCED BY THE CURRENT OWNERS
- PLEASANT VIEWS OVER OPEN COUNTRYSIDE
- DRIVEWAY & GARAGE
- LOVELY GARDENS
- FREEHOLD
- EPC D55
- COUNCIL TAX C







An excellent opportunity to purchase a two bedroom, detached bungalow in the highly sought after Cornish fishing village of Porthleven. The property benefits from oil fired central heating and double glazing ensuring comfort and efficiency all year round. Well presented and maintained the residence has been greatly enhanced by the current owners and enjoys pleasant views towards open countryside, including Methleigh Parc and Tregonning Hill the distance.

To the outside there is a driveway providing parking which leads to a garage. To the front is a pleasant decked area which would seem ideal for alfresco dining and entertaining and takes full advantage of the far reaching views. To the side of the residence is a lawned area with well established shrubs whilst to the rear is a pleasant garden with stone chippings for ease of maintenance and raised flower beds with well established plants and shrubs.

In brief the accommodation comprises of an entrance porch, kitchen, hall, inner hall, lounge/diner, bathroom, snug 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.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

ENTRANCE PORCH

A triple aspect room with tiled floor and space for a washing machine. Door to

KITCHEN 10'3" x 8'6" (3.12m x 2.59m)

Comprising working top surfaces incorporating a Belfast style sink with mixer tap over, cupboards and drawers under. There is space for oven with built-in hood over, built-in dishwasher, fridge and freezer. There are partially tiled walls and built-in cupboards. Far reaching views can be enjoyed over other properties towards open countryside and Tregonning Hill in the distance. Opening to

HALL

With built-in cupboards and door to

INNER HALL

With access to the loft, doors to both bedrooms, snug, bathroom and door to

LOUNGE/DINER 19'3" x 11'6" (max measurements) (5.87m x 3.51m (max measurements))

A dual aspect room with outlook over other properties and towards open countryside including Mehtleigh Farm, Tregonning Hill and St Breaca Church.

BATHROOM

Comprising a bath with mixer tap over and both flexible and rain shower heads, wash basin with mixer tap over and cupboards under and a close coupled W.C.. There is a frosted window and a heated towel rail.

SNUG 13'9" x 5'6" (4.19m x 1.68m)

A triple aspect room with one window which is frosted. French doors open onto the rear garden. There is a tiled floor.

BEDROOM ONE 13'3" x 10'3" (4.04m x 3.12m)

With outlook over other properties towards open countryside.

BEDROOM TWO 10' x 10' (3.05m x 3.05m)

With outlook to the rear garden.





OUTSIDE

The residence is cradled by its gardens with the rear garden being stone chipped for ease of maintenance and having raised flower beds with well established plants and shrubs. To the side is a pleasant lawned area with a further space to sit out and enjoy the fine outlook. To the front of the residence is a decking area which would seem ideal for alfresco dining and entertaining. A driveway provides parking and leads to

GARAGE

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

AGENTS NOTE

We are advised that there is a right of way over the property in favour of number 36 Penponds Road for maintenance of the boundary walls and drainage.

WHAT3WORDS

embraced.scoping.panther

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.

23rd February 2026.

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

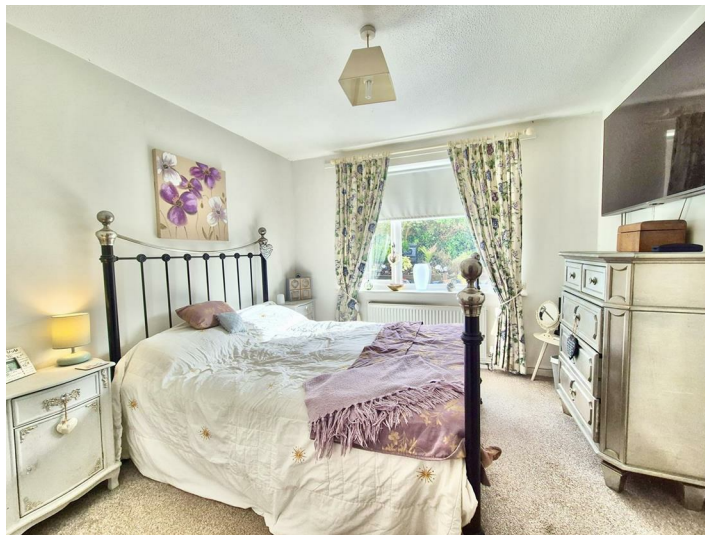
<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

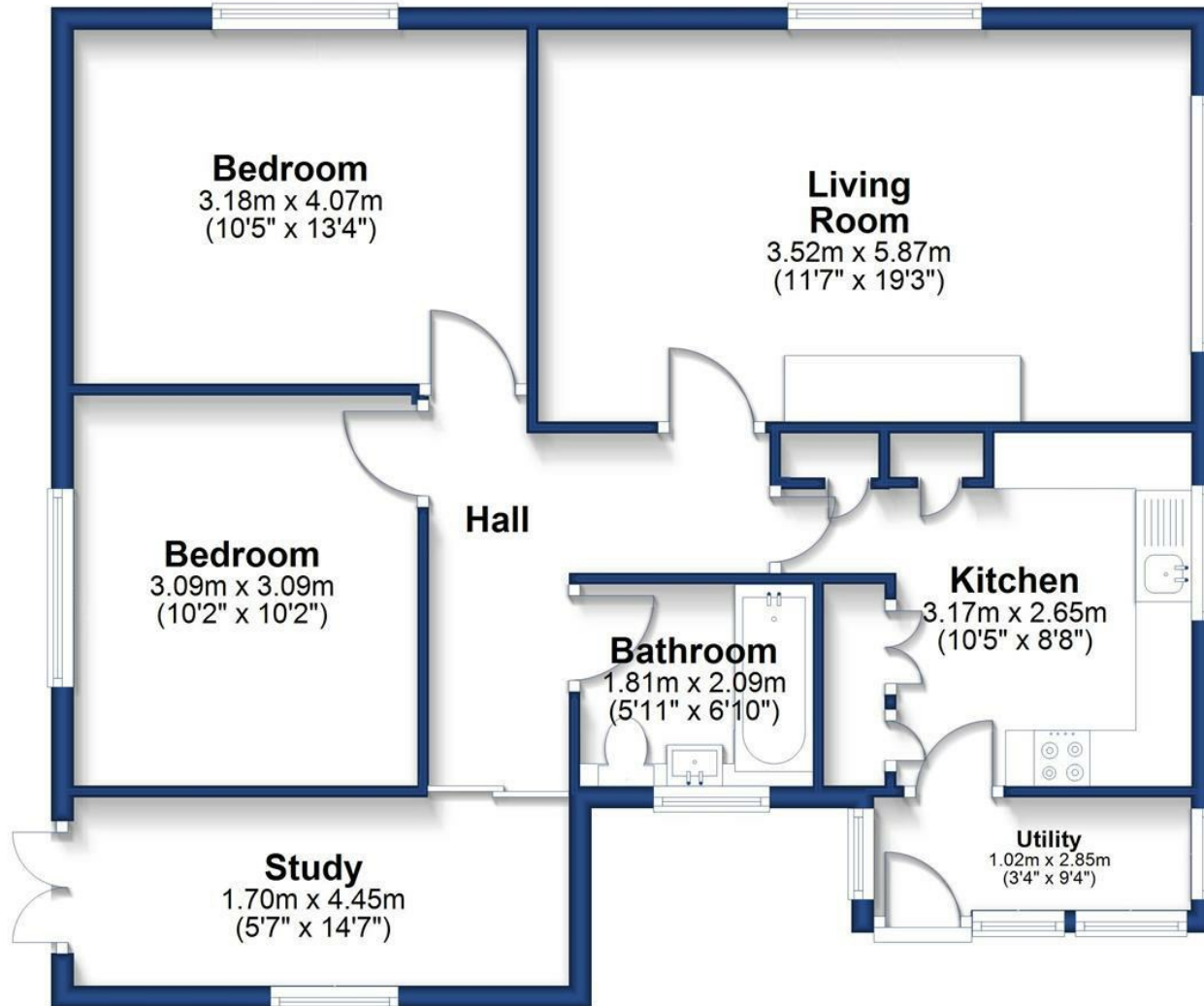
PROOF OF FINANCE - PURCHASERS

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.



Ground Floor

Approx. 78.9 sq. metres (849.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	55	
(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 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. 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.



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