

13 Tor Close, Porthleven, TR13 9AE

£190,000 Leasehold

CHRISTOPHERS

ESTATE AGENTS

13 Tor Close

- TWO BEDROOM GROUND FLOOR FLAT
- BEAUTIFULLY PRESENTED
- RECENTLY RE-FITTED KITCHEN
- SITUATED IN THE POPULAR FISHING VILLAGE OF PORTHLEVEN
- VIEWS CAN BE ENJOYED OVER THE VILLAGE & OUT TO SEA IN THE DISTANCE
- GOOD SIZE GARDENS
- LEASEHOLD
- COUNCIL TAX A
- EPC E48

Situated in the heart of the Cornish Fishing village of Porthleven is this two bedroom ground floor flat. The residence, which is well proportioned, is beautifully presented and boasts a recently fitted modern kitchen. A real feature of the property is the very good size garden which is mainly laid to lawn, has well established plants and shrubs and a pleasant patio area which would seem ideal for al fresco dining. Views can be enjoyed over the village and out to sea in the distance.

In brief, the accommodation comprises an entrance area, hall, lounge, kitchen, shower room 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 AREA
With coat hooks and door to

HALL
With doors to all rooms.

LOUNGE 12'6" x 12'3" (3.81m x 3.73m)
With outlook over the front garden, over the village and distant sea glimpses. There is a useful built-in cupboard.

KITCHEN 10'3" x 7' (plus door recess) (3.12m x 2.13m (plus door recess))
A stylish, modern kitchen comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is space for a washing machine, partially tiled walls and an outlook over the front garden.

SHOWER ROOM
A walk-in shower cubicle, W.C. with concealed cistern and a wash basin with surround and cupboards under. There are tiled walls, a heated towel rail and frosted window to the side.

BEDROOM ONE 12'9" x 10'6" (3.89m x 3.20m)
With outlook over the rear garden.

BEDROOM TWO 11'9" x 7'3" (3.58m x 2.21m)
With outlook over the rear garden.

OUTSIDE
A real feature of the property is the large front garden which is mainly laid to lawn and boasts well established plants and shrubs. A pleasant patio area allows one to enjoy views across the village. The property also has the benefit of two useful sheds/outbuildings.

AGENTS NOTE ONE
We are advised that the property is subject to a local area restriction and purchasers of this property need to have worked or lived in Cornwall for the last three years.

AGENTS NOTE TWO
We are advised that the property is leasehold with the remainder of a 125 year lease granted on the 28th November, 1988.

AGENTS NOTE THREE
We are advised the Coastline Housing are the management company and there is annual service charge which is currently £537.

AGENTS NOTE FOUR
We are advised that the property is not allowed to be sub let.

WHAT3WORDS
words.forms.bathtubs

SERVICES
Mains electricity, water and drainage.

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 A.

DATE DETAILS PREPARED.
27th May 2026.

FLOOD RISK
River & Sea Very Low Surface Water Very Low.

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.

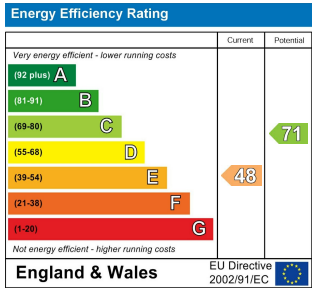












These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees 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. 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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