



**6 Tregonning View, Porthleven, TR13 9BW**

**£300,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS



## 6 Tregonning View

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- GARDENS & GARAGE
- COUNCIL TAX BAND C
- FREEHOLD
- EPC – E51

Situated in the popular residential cul-de-sac of Tregonning View in the sought after Cornish fishing village of Porthleven is this well proportioned, three bedroom semi-detached family home. The residence, which benefits from double glazing, has gardens to the front and rear and to the side a driveway provides parking and leads to a garage.

In brief the accommodation comprises a hall, lounge/diner, kitchen and, completing the ground floor, a conservatory. On the first floor 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 APPRO)**

Door to –











#### **PORCH**

With tiled floor, stairs to the first floor and door to -

**LOUNGE/DINER 25' x 13' narrowing to 8'9" (average measurements) (7.62m x 3.96m narrowing to 2.67m (average measurement))**

An open plan lounge/diner with feature fireplace housing an open fire (not known if in working order) with stone hearth and surround. There is an outlook to the front, door to the kitchen and patio doors to the -

**CONSERVATORY 9'6" x 7'3" (2.90m x 2.21m)**

A dual aspect room with French doors opening on to the rear garden.

**KITCHEN 9'9" x 7'3" (2.97m x 2.21m )**

Comprising attractive working top surfaces incorporating a one and a half bowl sink unit with drainer, cupboards and drawers under and wall cupboards over. Built-in appliances include an oven, hob with hood over, fridge/freezer and a window provides an outlook to the rear garden. There are partially tiled walls and a tiled floor.

#### **STAIRS & LANDING**

With frosted window to the side, access to the loft, doors to all bedrooms and door to -

#### **SHOWER ROOM**

Comprising a shower cubicle, pedestal washbasin with mixer tap and cupboards under and a close coupled W.C. There are partially tiled walls and a frosted window to the front.

**BEDROOM ONE 12' x 9'6" (maximum measurements) (3.66m x 2.90m (maximum measurements))**

With outlook to the front.



### **BEDROOM TWO 11'9" x 9'6" (3.58m x 2.90m )**

With outlook over other properties towards open countryside and Tregonning View in the distance. There is a built-in cupboard which houses the water tank and immersion heater.

### **BEDROOM THREE 8'6" x 6'6" (2.59m x 1.98m )**

With outlook over the village and towards open countryside.

### **OUTSIDE**

There are gardens to the front and rear of the property with the front garden being terraced and to the side of the front garden, a driveway provides parking and leads to a garage. At the rear of the property is a further good sized terraced garden with decking and paved areas for ease of maintenance.

### **SERVICES**

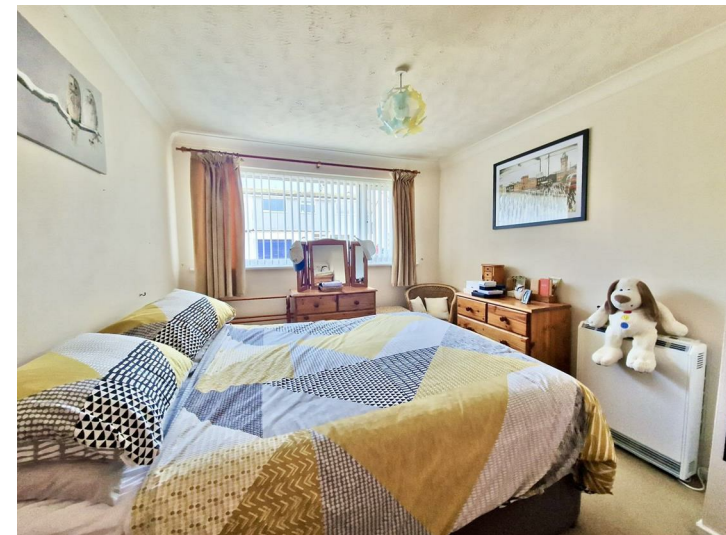
Mains water, electricity and drainage.

### **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 Porthleven centre proceed up Fore Street and follow the road around to the right and then the left and proceed out of the village going up the hill and at the bus shelter on the left turn right into Sunset Drive. Follow this road passing Unity Road on the right and around the bends and up the slight incline and turn right into St. Peter's Way. Follow this road along taking the first turning left into Tremearne Road and Tregonning View will be found the first turning on the left hand-side. This property will be found after a short distance on the left hand side.







#### **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**

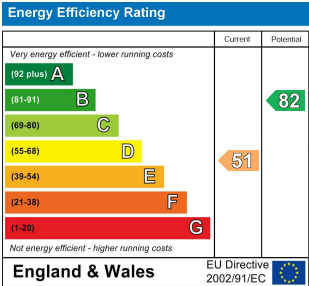
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### **DATE DETAILS PREPARED**

24th September, 2024.







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.





## 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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