

CHRISTOPHERS

ESTATE AGENTS



GENERAL VIEW OF THE BUILDING

An opportunity to purchase a one bedroomed first floor flat in the Cornish fishing village of Porthleven.



Situated in the fishing village of Porthleven, is this one bedroom, first floor flat. The residence, which enjoys views over the village towards open countryside, is well proportioned and benefits from double glazing.

In brief, the accommodation comprises a hall, kitchen, bathroom, lounge and completing the accommodation, a bedroom.

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)

With doors to various rooms, an airing cupboard housing a water tank with immersion heater and door to:

KITCHEN 3.28M NARROWING TO 3.12M X 2.36M (10'9" NARROWING TO 10'3" X 7'9")

Comprising working top surfaces, incorporating a one and a half bowl sink unit with drainer and mixer tap over. Cupboards and drawer under and wall cupboards over. There are partially tiled walls, a built-in oven with hob and hood over and views over the village towards open countryside. There is a built-in cupboard and an opening to a larder. Access to the loft.

BATHROOM

Comprising bath with mixer tap over and shower, closed coupled WC and a pedestal wash hand basin with mixer tap over. There are partially tiled walls and a frosted window to the rear.

LOUNGE 4.27M 2.74M X 3.35M (14' 9" X 11')

Having a feature fireplace with hearth, surround and mantel over (not known if in working order). With outlook to the front over the village and towards open countryside.

BEDROOM 4.50M X 2.67M (MAXIMUM MEASUREMENTS) (14'9" X 8'9" (MAXIMUM MEASUREMENTS))

A dual aspect room with outlook over the village towards open countryside and having sea glimpses.

SERVICES

Mains electricity, water and drainage.

AGENTS NOTE

Purchasers of the property must have lived, or worked in Cornwall for the last three years. Further details on request from Cornwall Council.

VIEWING

To view this property, or any other property we are offering for sale, please call the number on the reverse of these details.

DIRECTIONS

From our Porthleven office in Fore Street. Proceed up the hill and follow the road around to the right and then bear to the left onto Wellington Road. Proceed up the hill and turn right onto Sunset Drive. Follow this road bearing to the left and around to the right and up the hill and number eight will be found virtually opposite the turning to St Peter's Way.

TENURE

LEASEHOLD. Lease details to be confirmed.

GROUND RENT

Ground rent to be confirmed.

MAINTENANCE CHARGE

Vendor advises approximately £800.00 per annum.

COUNCIL TAX

Council Tax Band A

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.

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/>

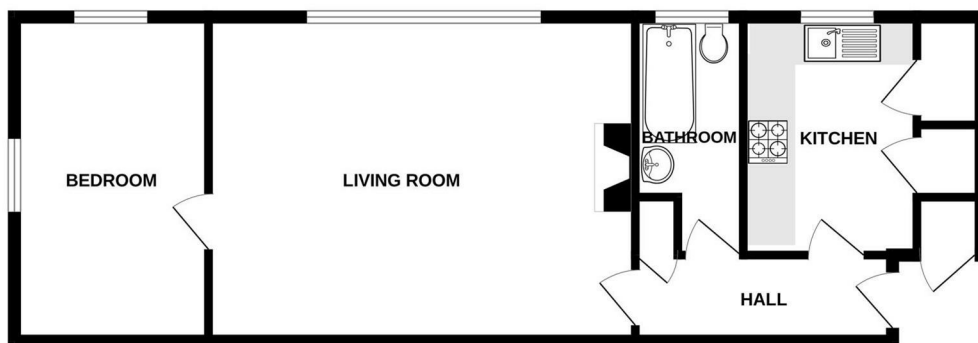
DATE DETAILS PREPARED.

24th January 2025

8 WHEAL ROSE, PORTHLEVEN, TR13 9AR

PRICE GUIDE £125,000

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.

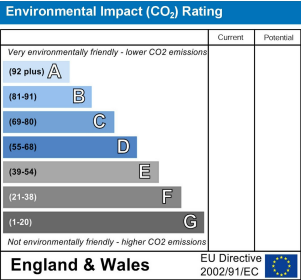
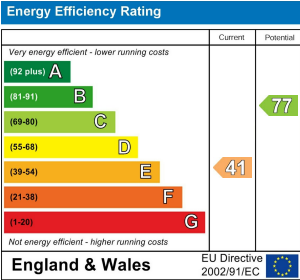
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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