

39 Thomas Street, Porthleven, TR13 9DG

£235,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

39 Thomas Street

- TWO BEDROOM MID-TERRACE COTTAGE
- CLOSE PROXIMITY TO THE VILLAGE CENTRE
- CHARACTERFUL ACCOMMODATION OVER THREE FLOORS
- LOUNGE WITH BEAMED CEILINGS
- LPG CENTRAL HEATING & DOUBLE GLAZING
- REAR COURTYARD, GARDEN & USEFUL OUTBUILDING
- FREEHOLD
- COUNCIL TAX A
- EPC F27

An opportunity to purchase a pleasant two bedroom mid-terrace cottage a short stroll from the centre of the village of Porthleven. This property is presented in good order and offers characterful accommodation over three floors and benefits from LPG gas central heating and double glazing.

The accommodation in brief provides a lounge with beamed ceilings, on the lower ground floor there is a generous dining area along with a nicely fitted kitchen and a recently fitted shower room. On the first floor there are two bedrooms.

Outside to the rear of the property there is a courtyard, garden and over the pedestrian walkway there is a useful outbuilding.

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

LOUNGE 15'1" x 12'4" (4.61 x 3.77)
A room of character with a beamed ceiling and a feature fireplace with local stone surround (currently capped off), there are windows to both the front and rear aspects allowing natural light.

From the lounge a staircase with limited headroom leads to the lower ground floor.

DINING ROOM 12'0" x 11'10" (3.68m x 3.63)
With beamed ceiling and a local stone fireplace (currently capped off) with doors to

KITCHEN 10'2" x 9'10" (3.1 x 3)
A pleasant shaker style kitchen comprising wood effect worktops that incorporate a one and a half bowl sink drainer unit with tiled splashbacks. There are a mix of base and drawer units under, wall unit over, spaces are provided for a cooker with a hood above and a washing machine. There is a window to the rear aspect overlooking the garden, tiled flooring, the room houses the gas boiler and is lit by a series of downlighters.

SHOWER ROOM
A beautifully appointed recently installed suite to include a glazed and tiled walk-in shower cubicle with rain forest head and extra body wand, wash hand basin set into a vanity unit with storage under and concealed cistern, dual flush W.C. There is a ladder style towel drying radiator, obscured glazed window to the rear aspect and the room is lit by a series of downlighters.

FIRST FLOOR

From the lounge a turning staircase leads to the first floor landing with doors to

BEDROOM ONE 12'6" x 8'3" (3.82 x 2.53)
With window to the front aspect.

BEDROOM TWO 8'5" x 6'6" (2.57 x 1.99)
With window to the front aspect.

OUTSIDE

To the rear of the property it is enclosed by walls is a courtyard garden ready for someone to put their mark on. To the rear of this there is a gate that leads through to a pedestrian walk way at the rear opposite there is a useful outbuilding that has a window and offers a good amount of storage.

SERVICES/UTILITIES

Mains water, electricity, drainage and LPG gas central heating.

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

WHAT3WORDS

fIttingly.jacuzzi.amending

ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

COUNCIL TAX

Council Tax Band A.

DATE DETAILS PREPARED.

11th September 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.









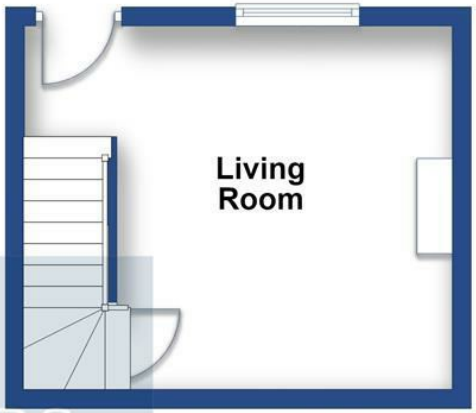




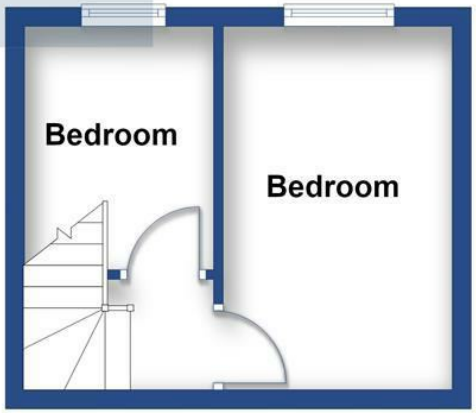
Ground Floor
Approx. 319.7 sq. feet



First Floor
Approx. 185.1 sq. feet

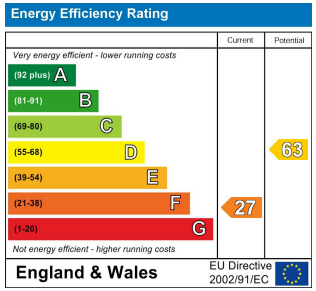


Second Floor
Approx. 185.1 sq. feet



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Total area: approx. 689.9 sq. feet



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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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