

2 St. Peters Way, Porthleven, TR13 9AX

£350,000 Freehold

CHRISTOPHERS

ESTATE AGENTS

2 St. Peters Way

- END OF TERRACE THREE BEDROOM FAMILY HOME
- GARDEN, PATIO & DECKING AREA
- VIEWS OVER THE VILLAGE TOWARDS OPEN COUNTRYSIDE
- A REAL HIGHLIGHT IS A BASEMENT AREA
- OIL FIRED HEATING & DOUBLE GLAZING
- PARKING
- FREEHOLD
- COUNCIL TAX BAND C
- EPC D-60

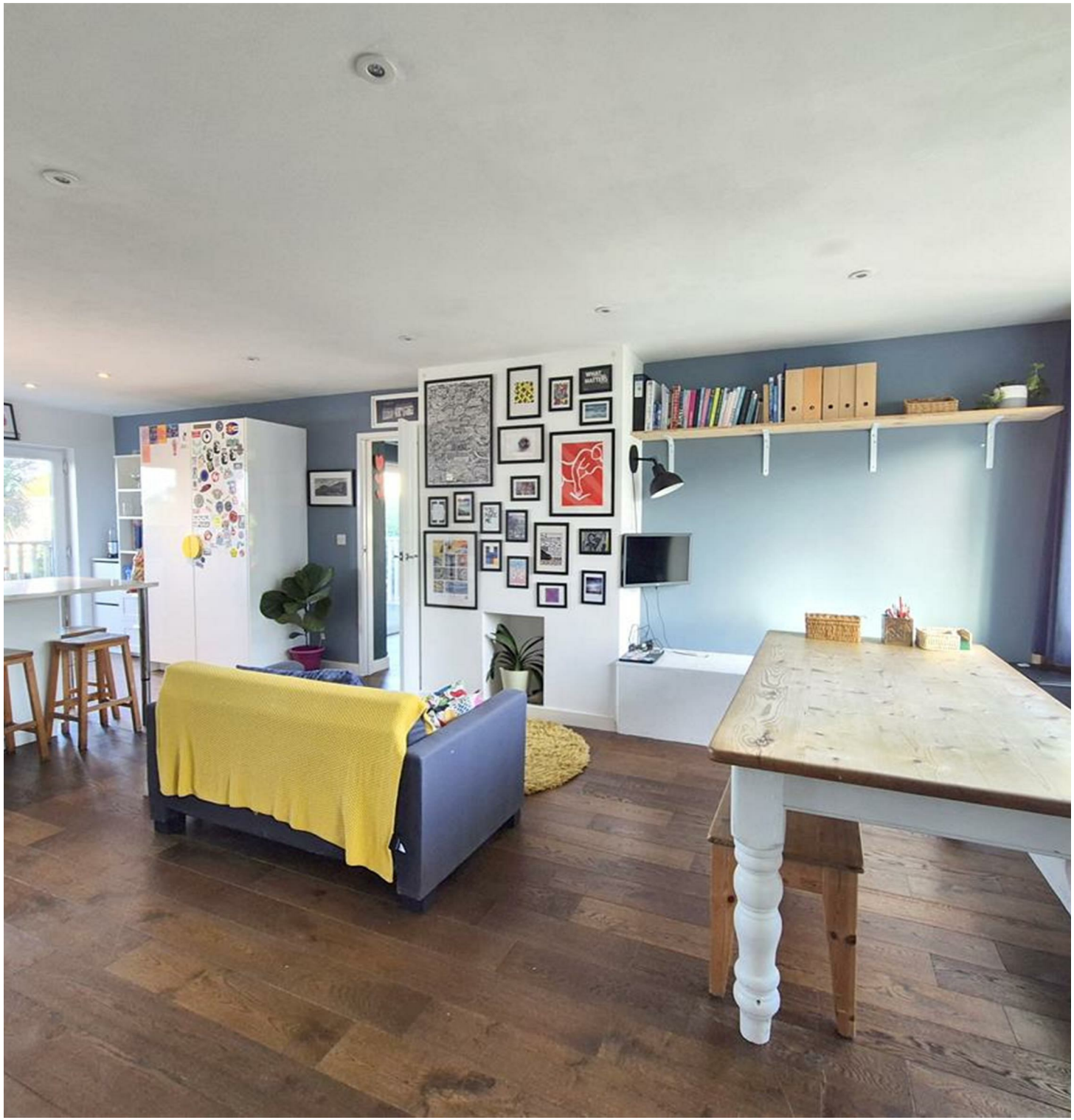
Situated in the popular residential area of St Peters Way, in the Cornish fishing village of Porthleven, is this end of terrace, three bedroom family home. The residence, which benefits from oil fired central heating and double glazing, is well proportioned and enjoys views over the village towards open countryside. A real highlight is the basement area which provides a useful utility space and storage.

In brief, the accommodation comprises a porch, open plan kitchen/diner and completing the ground floor a lounge. On the first floor is a bathroom and three bedrooms. To the outside are gardens to the front, rear and side which boasts well established plants and shrubs and a pleasant decked area. To the front of the property is a parking area for a number of vehicles.

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.




BOULDER
BOULDER
KOLOONK



THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

DOOR TO

PORCH
With frosted windows and door to

KITCHEN/DINER 259" x 15'6" (78.94m x 4.72m)
A dual aspect room with outlook to the front and rear. There are stairs to the first floor.

KITCHEN AREA
An attractive kitchen comprising working top surfaces incorporating a one and a half bowl sink unit with drainer, mixer tap over, cupboards and drawers under and a central island provides a breakfast bar with drawers under. There are built-in appliances including a double oven, hob with hood over, whilst there is space for dishwasher and a free standing fridge/freezer. Door to the outside and door to

LOUNGE 18'3" x 11'3" (5.56m x 3.43m)
A dual aspect room with outlook to the front and rear. Patio doors open onto the rear decking area with views over the village towards open countryside.

STAIRS AND LANDING
With access to the loft and two built-in cupboards. Doors to all bedrooms and door to

SHOWER ROOM
Comprising a close coupled W.C., pedestal wash basin with mixer tap and a shower cubicle. There is a heated towel rail, partially tiled walls and frosted window to the rear.

BEDROOM ONE 11'6" x 9'3" (3.51m x 2.82m)
With outlook to the front and having built-in wardrobes.

BEDROOM TWO 11'9" x 9'3" (narrowing to 8'9") (3.58m x 2.82m (narrowing to 2.67m))
With outlook over the village towards open countryside and Tregonning Hill in the distance.

BEDROOM THREE 8'9" x 6'3" (2.67m x 1.91m)
With outlook to front and access to a built-in cupboard.

BASEMENT 17'3" x 16'3" (5.26m x 4.95m)
This room houses the boiler., has a Belfast sink, frosted window, W.C. and space for utilities. Door to

STORE ROOM 16'9" x 8'3" (5.11m x 2.51m)
A useful space.

OUTSIDE
To the outside of the property gardens cradle the residence and boast well established plants and shrubs. To the rear of the property is an elevated decking area which enjoys views over the village towards open countryside in the distance. To the front of the property is a parking area which provides parking for a number of vehicles.

AGENTS NOTE
The owners have advised us that the cladding may not meet current regulations. Purchasers should satisfy themselves.

WHAT3WORDS
cheeks.conquests.harsh

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

SERVICES/UTILITIES
Mains water, electricity, drainage and oil fired central heating.

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.

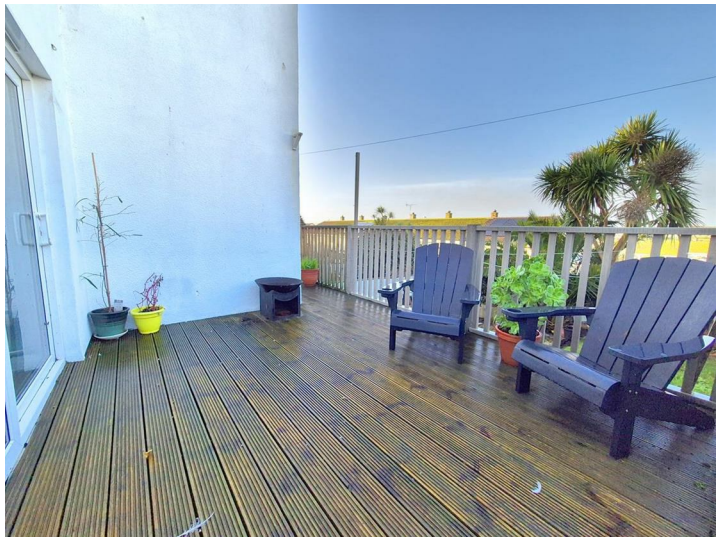
DATE DETAILS PREPARED.
14th January 2026.













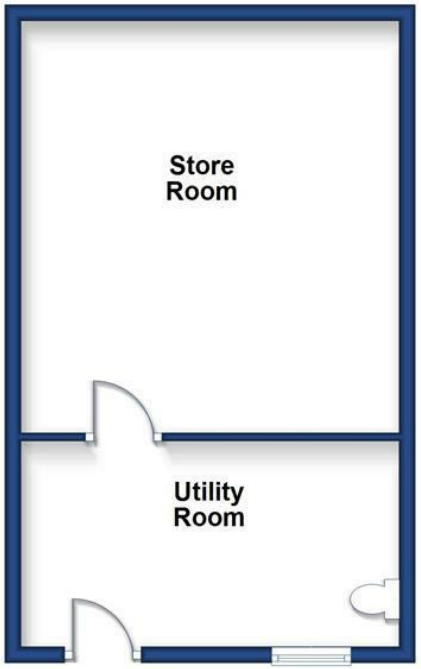
MOBILE AND BROADBAND

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.

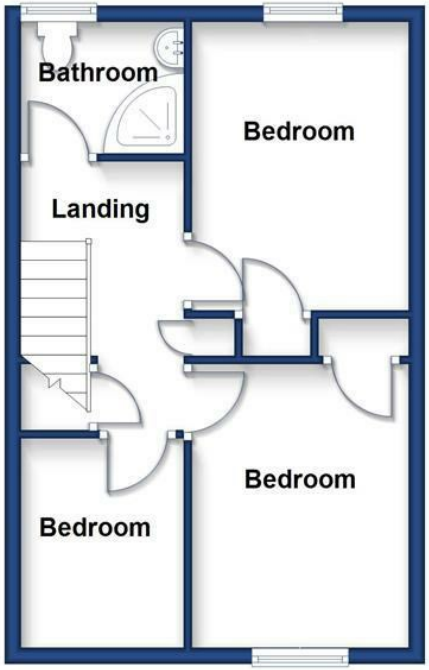
Basement
Approx. 37.9 sq. metres (407.5 sq. feet)



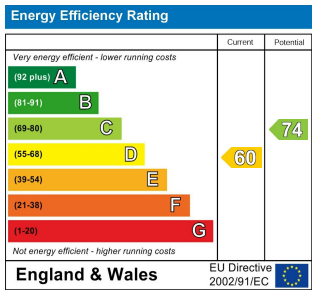
Ground Floor
Approx. 62.0 sq. metres (667.3 sq. feet)



First Floor
Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 138.7 sq. metres (1492.8 sq. feet)



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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