

68 Treza Road, Porthleven, TR13 9UQ

£285,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

68 Treza Road

- THREE BEDROOM DETACHED BUNGALOW
- SOUGHT-AFTER RESIDENTIAL LOCATION
- CUL-DE-SAC POSITION
- REQUIRING UPDATING
- CORNER PLOT WITH COUNTRYSIDE VIEWS
- FRONT AND REAR GARDENS
- PARKING AND GARAGE
- FREEHOLD
- COUNCIL TAX C
- EPC E49







Situated within a cul-de-sac position in the well regarded residential area of Treza Road is this three bedroom detached bungalow. The residence, which is need of updating, offers great potential to prospective purchasers and is located on a corner plot which enjoys views to open countryside and towards Methleigh Farm over other properties.

To the outside, there are pleasant gardens to the front and rear which provide lawned areas and an abundance of well established plants and shrubs. To the side a driveway which provides parking for a good number of vehicles and leads to a garage.

In brief, the accommodation comprises of a kitchen, utility room, lounge/diner, conservatory, inner hall, shower room 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 APPROX)

Step up and door to

KITCHEN 13'6" x 9'9" narrowing to 5 an irregular shaped ro (4.11m x 2.97m narrowing to 1.52m an irregular shap)
Comprising working top surfaces, incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven with hob and hood over and space for a fridge. The room has partially tiled walls, built-in cupboard with shelving, outlook and door to the side of the property with a door to utility room, door to inner hall and door to

UTILITY ROOM 4'9" x 4'6" (1.45m x 1.37m)
Space for a washing machine and window to the side.

LOUNGE/DINER 16' x 10' (4.88m x 3.05m)
Having a mock fireplace housing an electric plug in fire (not known if in working order), door to the inner hall and patio door to

CONSERVATORY 9'6" x 8'6" (2.90m x 2.59m)
A triple aspect room with pleasant outlook over the front garden and door to the outside. The room has a tiled floor.

INNER HALL
With doors to various rooms, having an airing cupboard housing the water tank with immersion heater, access to the loft and door to

SHOWER ROOM
An attractive suite comprising a shower cubicle with electric shower, close coupled W.C. and a wash basin with mixer tap over and cupboard under. There is a heated towel rail, frosted window to the side and the room has tiled walls.

BEDROOM ONE 12'9" x 10' (3.89m x 3.05m)
With far reaching views over other properties to the rolling Cornish countryside and Methleigh Farm.

BEDROOM TWO 10' x 9'6" plus door recess (3.05m x 2.90m plus door recess)
Enjoying a similar outlook to bedroom one.

BEDROOM THREE 8'6" x 6'6" (2.59m x 1.98m)
With outlook to the side.













OUTSIDE

There are pleasant gardens to the front and rear of the property with lawned areas and an abundance of plants and shrubs. To the side of the property a good size driveway provides parking for a number of vehicles and leads to

GARAGE

With up and over door.

SERVICES/UTILITIES

Mains electricity, water & drainage.

WHAT3WORDS

shrubbery.upon.doghouse

FLOOD RISK

River & Sea Very Low Surface Water Very Low.

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.

12th October 2026.

MOBILE AND BROADBAND

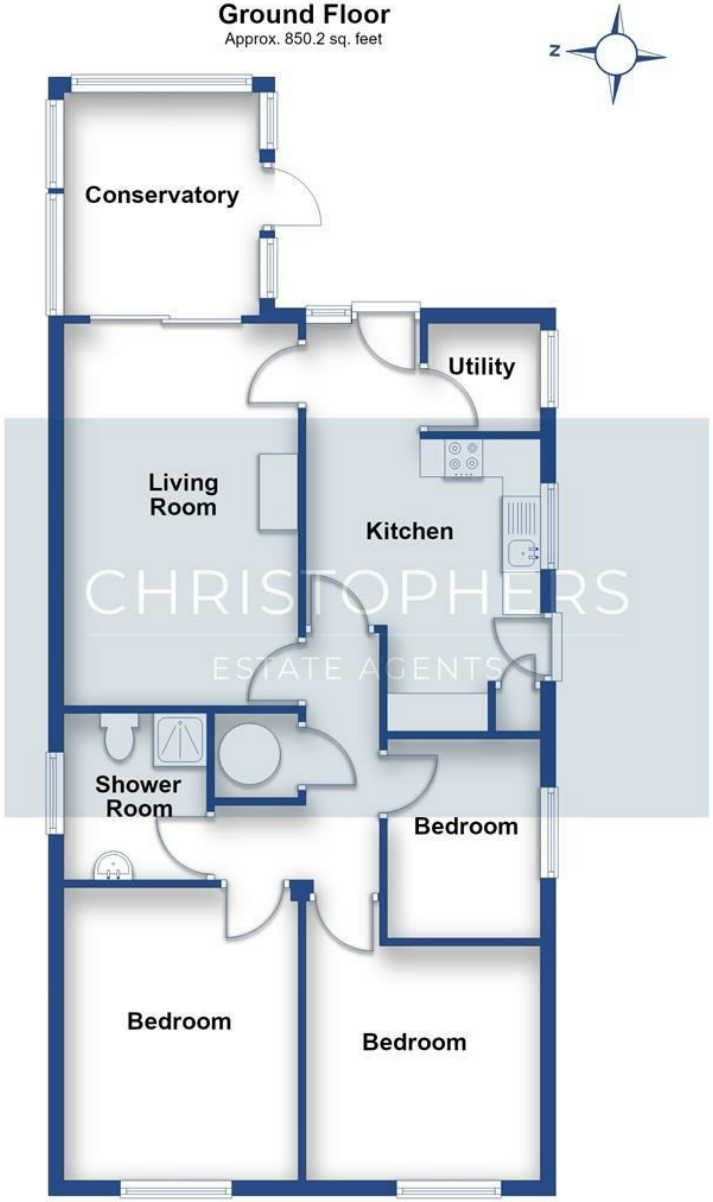
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

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

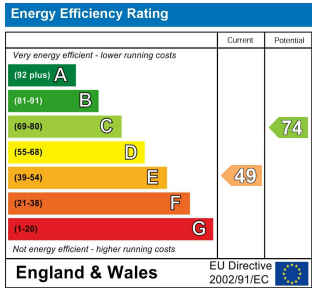
Approx. 850.2 sq. feet



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Total area: approx. 850.2 sq. feet

PROUD GUILD MEMBER
THE GUILD PROPERTY PROFESSIONALS



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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