















# 20 Wheal Rose Porthleven, TR13 9AS

Situated within easy reach of the village centre and primary school, this two-bedroom terraced home offers a fantastic opportunity for first-time buyers, small families, or those looking to put their own stamp on a property.

The spacious living room is filled with natural light, creating a warm and welcoming atmosphere, while the separate dining room offers a more formal space for mealtimes or entertaining guests. The kitchen is well-equipped with plenty of storage and, subject to the necessary planning consents, could be opened up to create a modern open-plan layout to suit contemporary lifestyles.

Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom.

Outside, the home boasts generous garden space, with a lawned area to the front adding kerb appeal and a low-maintenance rear patio ideal for outdoor seating, alfresco dining, or simply enjoying the sunshine.



The Mather Partnership, Offices in Helston & Hayle

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### Guide Price £195,000

#### Location

Porthleven is a vibrant village offering an array of quality restaurants and cafes as well as day to day facilities to include a supermarket, primary school and doctors surgery. With a gorgeous traditional working harbour and beach. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

## Accommodation

Entrance Hall Lounge Dining Room Kitchen First Floor Landing

Bedroom One Bedroom Two Bathroom

#### Outside

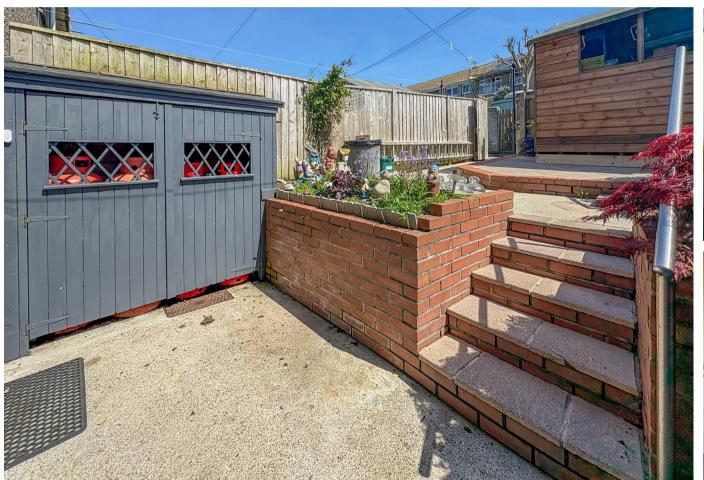
To the front there is an area of lawn to the front. To the rear there is a low maintenance patio as well as a shed providing a good amount of storage.

#### Services

Mains water, electricity and drainage. LPG Heating.

## **Agents Note**

We have been advised that the property is subject to a 157 Local Housing Restriction whereby it means that the property can only be sold to somebody who has lived or worked in Cornwall for the last 3 years immediately preceding their application to purchase. Purchasers will need to be qualified by Cornwall Council and there may be a cost involved.







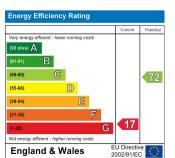


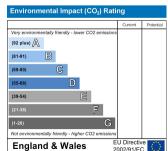












### Council Tax Band-A

# **Broadband and Mobile Phone Coverage**

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

# **Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

# **Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

# What3Words

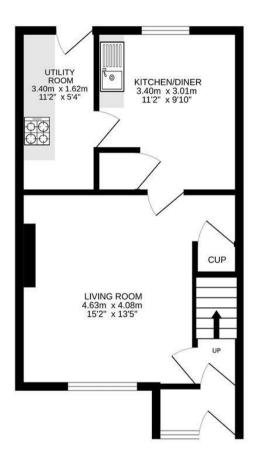
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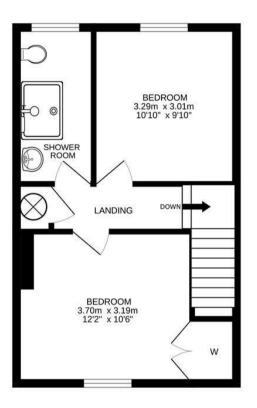






GROUND FLOOR 1ST FLOOR





Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, witdows, from and stay other terms are approximate and not responsibility is then for any entry, ormsision 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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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

