

16 Treza Road
Porthleven, TR13 9NB







16 Treza Road Porthleven, TR13 9NB

Perfectly positioned within easy reach of the village centre and local school, this beautifully modernised four bedroom bungalow offers contemporary living at its finest. Thoughtfully updated throughout, the home combines modern design with a practical layout, ideal for families or those seeking single level living.

At the heart of the home is the stunning open plan kitchen/diner/lounge, a bright and spacious area that creates the perfect social hub. The kitchen has been finished to a high standard, featuring stone worktops, plenty of storage and a breakfast bar for both preparation and casual dining. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living, ideal for entertaining or relaxing on sunny days. There are four well proportioned bedrooms, offering flexibility for family, guests, or home working, along with a stylish contemporary bathroom. A separate utility room adds extra convenience and functionality.

Outside, the property benefits from an enclosed garden that's easy to maintain, providing a private space to enjoy the outdoors.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £450,000

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 picturesque traditional working harbour and beach this is a super and much sought after location. The nearest town of Helston is a short drive away with comprehensive facilities. In terms of major transport links, Penzance train station is a 12 mile drive from Porthleven and Newquay airport is approximately 40 miles.

Accommodation

Entrance Porch
Open Plan Lounge/Diner/Kitchen
Inner Hallway with storage
Bedroom One
Bedroom Two

Family Bathroom

Utility Room

Bedroom Three

Bedroom Four

Parking

Driveway providing off road parking for one vehicle

Outside

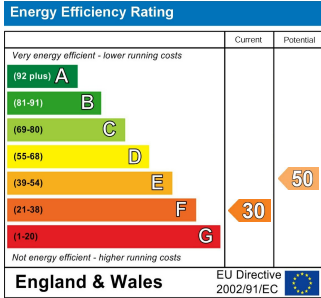
The enclosed rear garden is mainly laid to lawn, creating a lovely open space perfect for relaxing or entertaining. It also incorporates a raised decked area, ideal for outdoor seating or dining, as well as a sunken hardstanding area, a practical spot for storing garden equipment or a shed. To the front, a further lawned area offers plenty of additional space for sheds.

Services

Mains water, drainage and electricity. LPG central heating

Council Tax Band- C





What3Words

///eaten.biked.sunbeam

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.

Broadband & 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/>





Total floor area 102.3 m² (1,101 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

