

10 Claremont Terrace  
Porthleven, TR13 9JT







# 10 Claremont Terrace Porthleven, TR13 9JT

Situated on Claremont Terrace, in the charming coastal village of Porthleven, this semi-detached home boasts breathtaking sea views that are sure to captivate any prospective buyer. With three well-proportioned bedrooms, this property offers ample space for families or those seeking a peaceful retreat by the sea. The home is sold with no onward chain, providing a smooth transition for the new owners. While some updating is required, this presents a wonderful opportunity to personalise the space and truly make it your own. The spacious accommodation throughout allows for a variety of living arrangements, catering to both relaxation and entertaining. In addition to the generous living areas, the property features useful storage rooms and an art studio, perfect for those with creative pursuits or simply in need of extra space. There is a superb amount of potential with this property, making it an ideal choice for anyone looking to invest in a home with character and charm. With its stunning views and the promise of a delightful coastal lifestyle, this semi-detached house in Porthleven is a rare find. Don't miss the chance to explore the possibilities that await in this lovely home by the sea.



The Mather Partnership, Offices in Helston & Hayle  
**Tel: 01326 565016 or 01736 804556 | [hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)**  
**| [www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)**

**Price - £475,000**

**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 this is a super and much sought after location.

**Accommodation**

Entrance vestibule  
Lounge dining room  
Kitchen  
Rear lobby  
Storage rooms  
Bedroom  
Bedroom

Bedroom/study

Bathroom

Studio (accessed via rear lobby on ground floor)

**Outside**

The property benefits from a lawn garden area to the front elevation, from where it enjoys wonderful sea views. To the rear of the property, is a good size garden comprising patio area, raised beds and steps leading up to further levels. From the top level of the garden the property enjoys wonderful sea views.

**Parking**

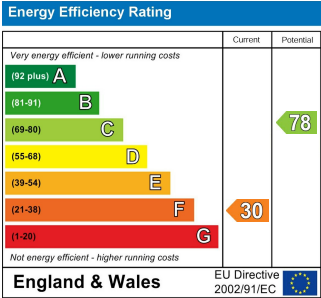
There is off road parking to the side of the property, for one vehicle.

**Services**

Mains water, electricity and drainage. Freehold tenure.

**Council Tax Band C**





**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**

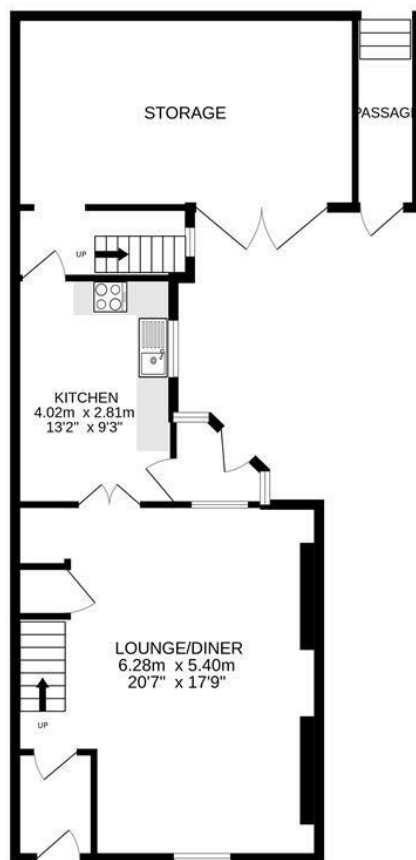
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

**What3Words**

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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