

14 Peverell Road Porthleven, TR13 9DH







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This is a period, ground floor flat, located along Peverell Road in the picturesque coastal village of Porthleven, Helston, boasting a cosy reception room, perfect for relaxing after a long day. The property features one bedroom, ideal for a single occupant or a couple looking for a peaceful retreat by the sea. The kitchen offers space to prepare meals, the bathroom provides convenience and completing the essentials of this compact flat. One of the highlights of this property is the quaint courtyard. The older style of the property adds character to this convenient home, in a sought-after location. Don't miss the opportunity, whether you're looking for a permanent residence or a holiday home, this property offers a blend of comfort and coastal living. Contact us today to arrange a viewing and experience the charm of Peverell Road for yourself.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price - £132,800

Location

Situated along Peverell Road, within Porthleven, Cornwall's picturesque coastal village which has at its heart, a stunning harbour and offers a vibrant community plus rich history, it's the perfect spot for a seaside escape, to enjoy fresh seafood, explore local art, and soak in the breath taking views.

The Accommodation

Communal entrance hall

Lounge 3.51m x 3.28m

Inner hall

Bedroom 3.36m x 2.91m

Kitchen 2.81m x 2.03m

Bathroom 1.84m x 1.65m

Outside

To the rear, this property enjoys the use of a courtyard which has an outbuilding (in current need of repair). This courtyard is sheltered via high natural stone walling and there is a pedestrian access gateway to the side which leads to the road.

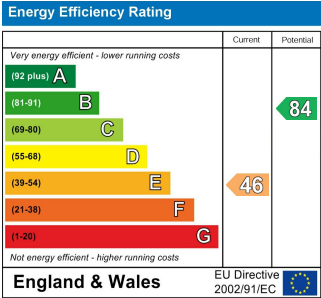
Agent Note

The first floor flat has a right of access across the courtyard to the rear as emergency access to their staircase. The Ground Floor Flat has a pedestrian right of way from the left hand side of the property to the rear courtyard. We have been advised that there is a 200 year lease which commenced on 1st February 2009.

Leasehold Information

Our client advises us that he owns the Freehold of the building and will be selling this with the property. Our client believes that the first floor flat is responsible for the maintenance of the roof. All other maintenance is split between the two flats.





Council Tax Band - A

What3Words

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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/>



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.

