

# Inchape Sunset Gardens

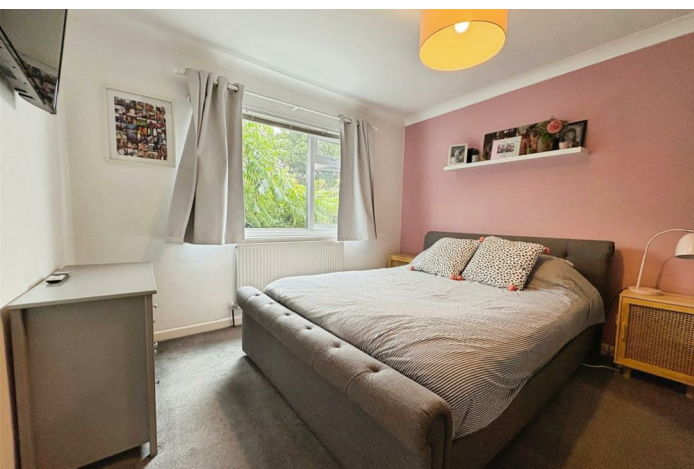
## Porthleven, TR13 9BT











# Inchape Sunset Gardens

## Porthleven, TR13 9BT

Situated within easy reach of the village centre, primary school, and doctors' surgery, this versatile detached home offers flexible accommodation, perfect for modern family living.

At the heart of the property is a stylish open-plan lounge, dining, and kitchen area, the ideal social space. The lounge features a cosy log burner and patio doors that open directly to the garden, while the recently updated kitchen boasts ample storage, modern finishes, and a breakfast bar for casual dining. The ground floor also includes two double bedrooms, a sleek contemporary bathroom, and an additional room that can serve as a fifth bedroom, home office, or hobbies space, offering excellent flexibility. Upstairs, two further double bedrooms each benefit from their own en-suite shower rooms, creating private and comfortable retreats.

Outside, the enclosed rear garden is mainly laid to lawn with mature shrubs bordering the plot, providing a good level of privacy and a lovely outdoor setting.



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**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 Hallway  
Open Plan Lounge/Diner/Kitchen  
Family Bathroom  
Office/Bedroom Five  
Bedroom Four

Bedroom One with Built in Storage

Stairs to Landing

Bedroom Two with Ensuite

Bedroom Three with Ensuite

**Garage**

with an up and over door providing a good amount of storage with electricity inside.

**Parking**

Driveway providing off road parking for several vehicles.

**Outside**

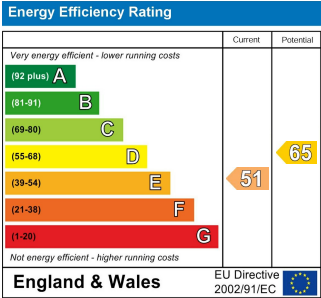
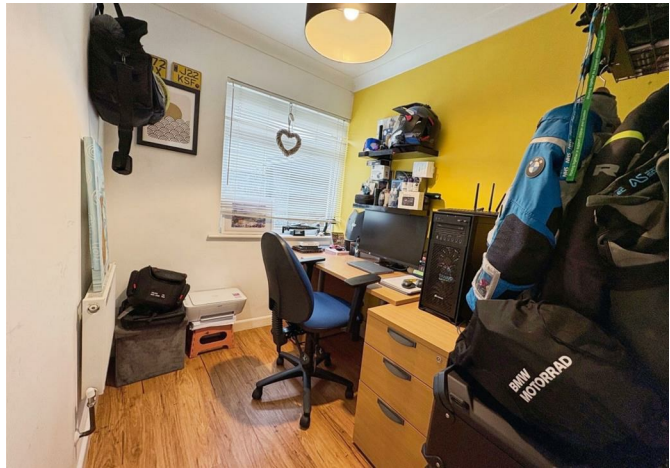
The property benefits from both front and rear gardens. The front garden is mainly laid to lawn with mature shrubs. The rear garden is a good size, with a lawn bordered by trees and hedging, along with a decked seating area directly adjoining the house.

**Services**

Mains water, drainage and electricity. Oil central heating.









## Council Tax Band- D

### What3Words

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### Anti Money Laundering Regulations – Purchasers

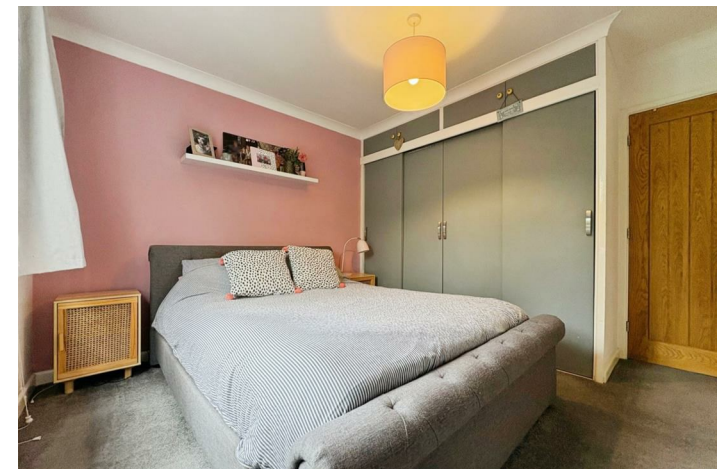
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### 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.

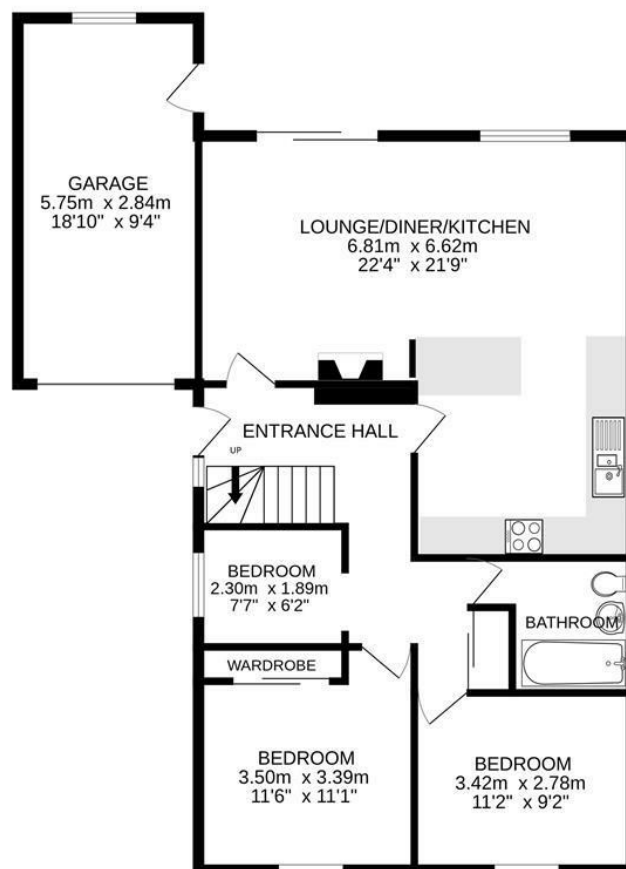
### Broadband & Mobile Phone Coverage

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/>

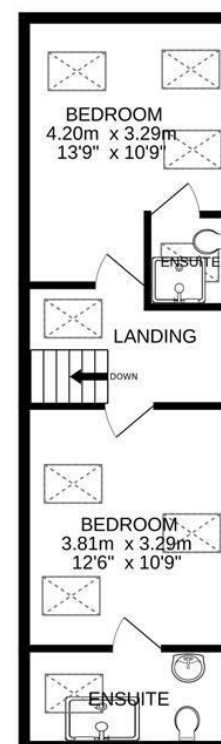




GROUND FLOOR



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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