

7 South View
Porthleven, TR13 9LS



MATHER
PARTNERSHIP



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MOTIVATED VENDORS - OPEN TO OFFERS. Situated in a sought after residential area of Porthleven and being sold with no onward chain, this delightful link-detached family home presents an exciting opportunity for those looking to create their dream residence. Boasting two spacious reception rooms, this property offers ample space for family gatherings and entertaining guests. With two well-proportioned bedrooms and two bathrooms, it is perfectly suited for a small family or those seeking a peaceful retreat. One of the standout features of this property is the stunning sea and countryside views, which can be enjoyed from various vantage points within the home. The good-sized gardens offer a wonderful space for outdoor activities, gardening, or simply relaxing in the fresh air. Although the property requires some updating, it offers incredible potential and is also being sold with the added benefit of no onward chain. With parking available for two vehicles, convenience is assured. This home is brimming with potential, making it an ideal choice for those looking to invest in a property that they can truly make their own.



The Mather Partnership, Offices in Helston & Hayle
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Guide price - £325,000

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 hall
Living room
Dining room
Kitchen
Utility room

Shower room

Bedroom

Bedroom

Bathroom

Garage & parking

The property benefits from a detached garage with a manual door, equipped with power and light. Parking for one vehicle in front of the garage.

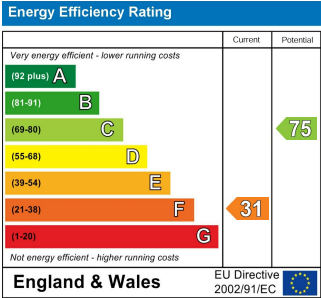
Outside

The property benefits from occupying a good size plot with spacious gardens that wrap around the property. Generous patio areas with mature shrubs and bushes. Raised landscaped garden with steps leading up to the road.

Services

Mains water, drainage and electricity. 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

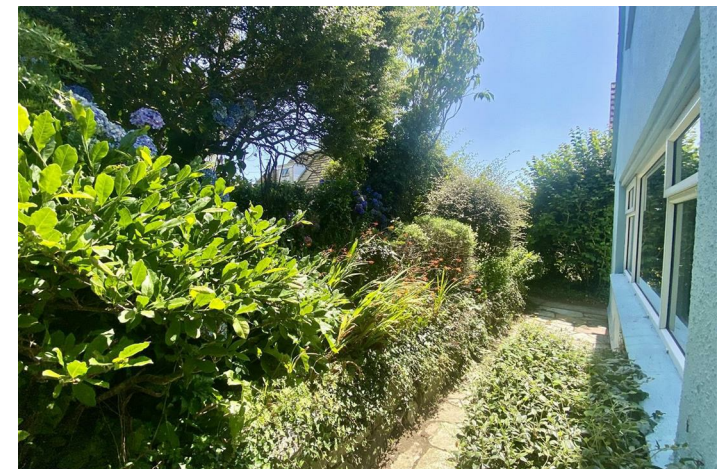
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

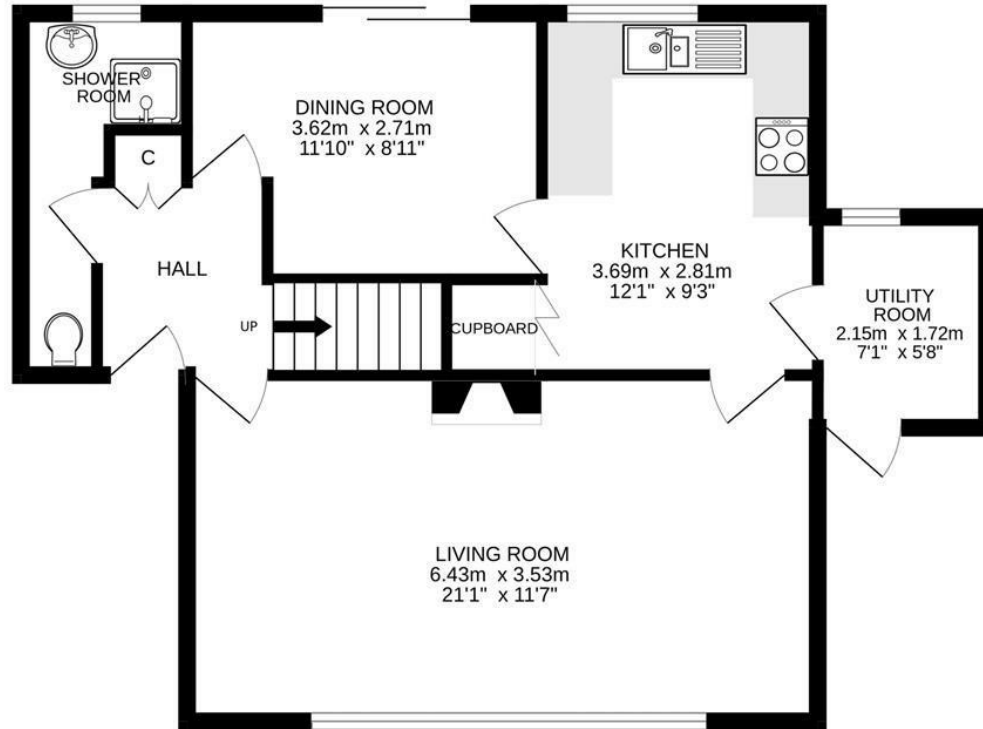
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

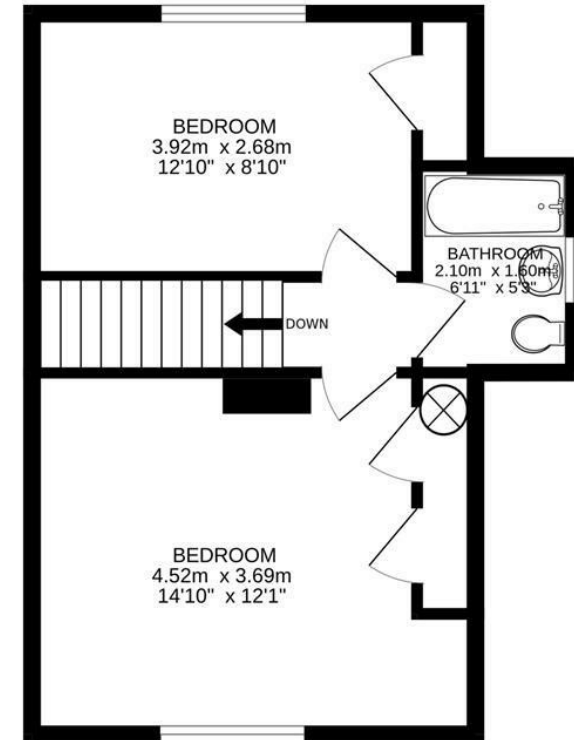
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GROUND FLOOR



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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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.

