



92 Wheal Rose  
Porthleven, TR13 9AT







# 92 Wheal Rose Porthleven, TR13 9AT

Situated in a popular residential area of Porthleven, just a short distance from the local school and doctors' surgery, this three bedroom semi detached property presents a fantastic opportunity for those looking to create their ideal home. Although the property requires updating throughout, it offers great potential to be transformed into a comfortable and modern family residence. The light and airy living room flows seamlessly into the dining area, creating a sociable and open plan feel, ideal for family life and entertaining. The kitchen provides ample cupboard and worktop space, forming a solid base for any future redesign. To the rear of the garage, a converted workshop adds valuable flexibility, offering potential as a home office, utility room, or creative space, depending on your needs. Upstairs, there are three well proportioned bedrooms and a shower room, providing practical accommodation for a growing family. Outside, the enclosed rear garden is mainly laid to lawn and offers a safe and private space for children or pets. To the front, the property benefits from off road parking and a garage, an increasingly sought, after feature in this area.



The Mather Partnership, Offices in Helston & Hayle

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**Guide Price £280,000**

**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. If you're looking to go further afield, the city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

**Accommodation**

Entrance Porch  
Living Room  
Dining Room  
Kitchen  
Workshop  
Stairs to Landing

Shower Room  
Bedroom Two  
Bedroom One  
Bedroom Three

**Garage**

Providing additional storage with electricity inside.

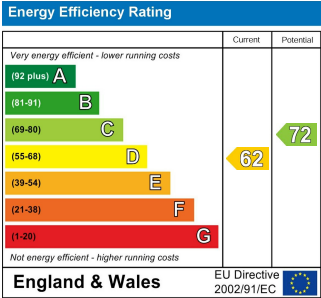
**Parking**

A driveway providing off road parking for two vehicles.

**Outside**

The property benefits from an enclosed rear garden that is mainly laid to lawn, offering a generous outdoor space with plenty of potential. While it would benefit from landscaping, the area presents a fantastic opportunity to create a garden perfectly tailored to your needs, whether that's for entertaining, relaxing, or family activities. To the front, there is also an area of lawn,





### Services

Mains water, drainage and electricity. Oil Fired Central Heating.

### Council Tax Band- C

### 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

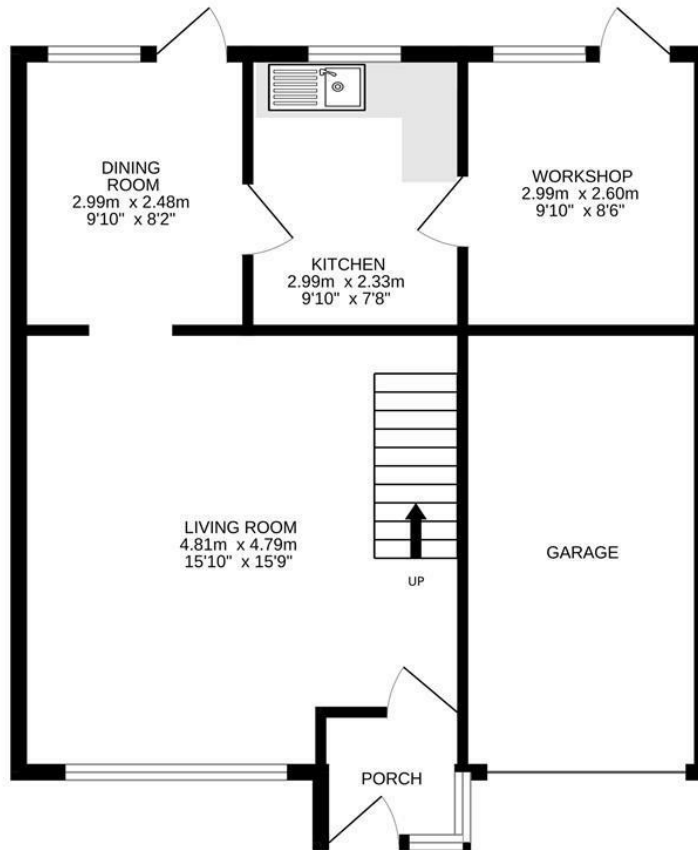
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

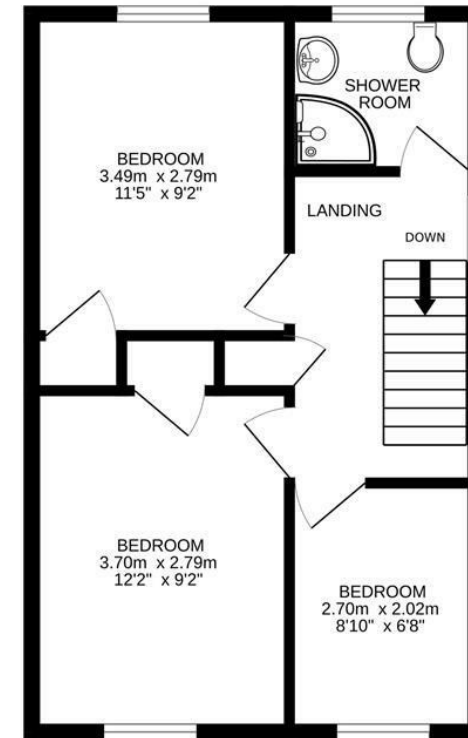
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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