

Peninnis 5 Mill Close
Porthleven, Cornwall TR13 9LH







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An excellent opportunity to acquire this generously proportioned three bedroom detached bungalow, ideally situated in a quiet and sought after residential location within easy walking distance of the harbour and vibrant village centre.

The property has been the subject of a comprehensive programme of improvements by the current owner, resulting in a beautifully maintained home offering a well-balanced and flexible layout. The accommodation is light and spacious throughout, comprising a welcoming entrance hallway, a large sitting room with views over the garden, and a modern fitted kitchen/diner with ample storage and worktop space perfect for family living or entertaining guests.

There are three comfortable bedrooms, all of good size, along with a stylish and contemporary shower room, thoughtfully designed with modern fittings.

Externally, the property benefits from a private driveway leading to an attached garage, providing convenient off road parking and additional storage. The gardens are a particular feature, with a well maintained rear garden offering a high degree of privacy, mature planting, and space to relax or enjoy outdoor dining.

This versatile home will appeal to a wide range of buyers, including those looking to downsize, retire, or enjoy coastal living with amenities close at hand. Viewing is highly recommended to fully appreciate all that this superb bungalow has to offer.



The Mather Partnership, Offices in Helston & Hayle
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Offers in Excess of £425,000

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. The property is within easy reach of all that this thriving village has to offer.

Accommodation

Kitchen/Breakfast room

Living Room

Sunroom

Bedroom

Bedroom

Bedroom

Shower room

Bathroom

Garage

There is a large single garage to the side of the property

Parking

There is a parking area in front of the garage.

Outside

The property sits on a good sized plot with lawned gardens to front and rear. There is a driveway leading to a garage with power and light and useful rafter storage. The front gardens are mainly laid to lawn with an established border. There is gated pedestrian access to either side leading to the rear garden. The rear garden is a particular feature of the property boasting a fantastic raised decked area perfect for alfresco dining with steps descending down to the main garden area. The main garden area is laid to lawn and enjoys an excellent degree of seclusion. There is a useful storage area below the deck and also a further useful cellar area, accessed externally and providing for a good amount of storage. The rear gardens are fully enclosed and offer a safe area for children and pets.

Services

Mains electricity, water and drainage. Oil fired central heating.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			81
		55	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note

Prospective purchasers should be aware that, subject to any necessary consents being obtained, there would appear to be scope and potential to extend the property upwards. In doing so we would anticipate excellent views from a first floor level. Other properties in the vicinity have done similar projects so there is a precedent in the area.

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

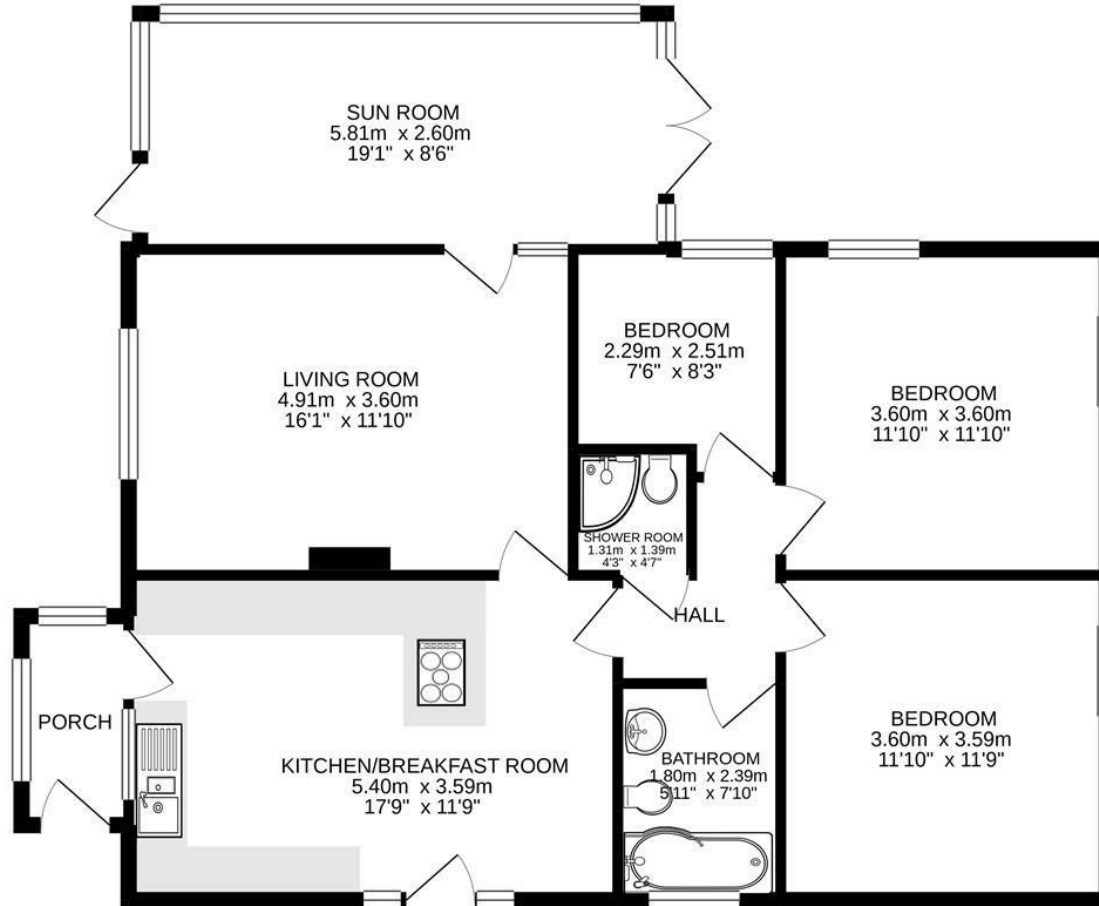
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///resonates.outgoing.spruced



GROUND 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.

