

15 Bay View Terrace
Porthleven, TR13 9JQ



MATHER
PARTNERSHIP





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Positioned on the charming and highly sought after Bay View Terrace of Porthleven, this beautifully presented Grade II listed semi-detached house offers a delightful blend of character and modern living. With three spacious double bedrooms, this property is perfect for families or those seeking a serene coastal retreat. As you step inside, you will be greeted by immaculate accommodation spread over three thoughtfully designed floors. The heart of the home is undoubtedly the modern contemporary kitchen, which boasts stylish finishes and ample space for culinary creativity. The inviting living areas are bathed in natural light, creating a warm and welcoming atmosphere throughout. One of the standout features of this property is the incredible sea and harbour views that can be enjoyed from various vantage points within the home. Imagine waking up to the soothing sounds of the ocean and the picturesque sights of the harbour, making every day feel like a holiday. The property is mere moments away from the beach and centre of Porthleven and its beautiful harbour & great range of restaurants and amenities. Additionally, this property is sold with no onward chain, providing a seamless transition for prospective buyers. Whether you are looking for a permanent residence or a holiday home, this stunning property in Porthleven is sure to impress. Don't miss the opportunity to make this exceptional house your new home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,
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Guide price - £615,000

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 hall
Lounge kitchen dining room
Utility room

Bedroom
Bedroom
Shower room
Bathroom
Bedroom

Outside

The property benefits from a patio area to the front elevation, affording incredible views over the harbour and the sea, whilst providing an Al Fresco dining area.

Services

Mains water, electricity and drainage. Freehold tenure.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		

Rights of Way

The property shares the steps leading up from the front terrace with the neighbouring property.

Council Tax Band- Business Rates

What3Words

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Anti Money Laundering Regulations – Purchasers

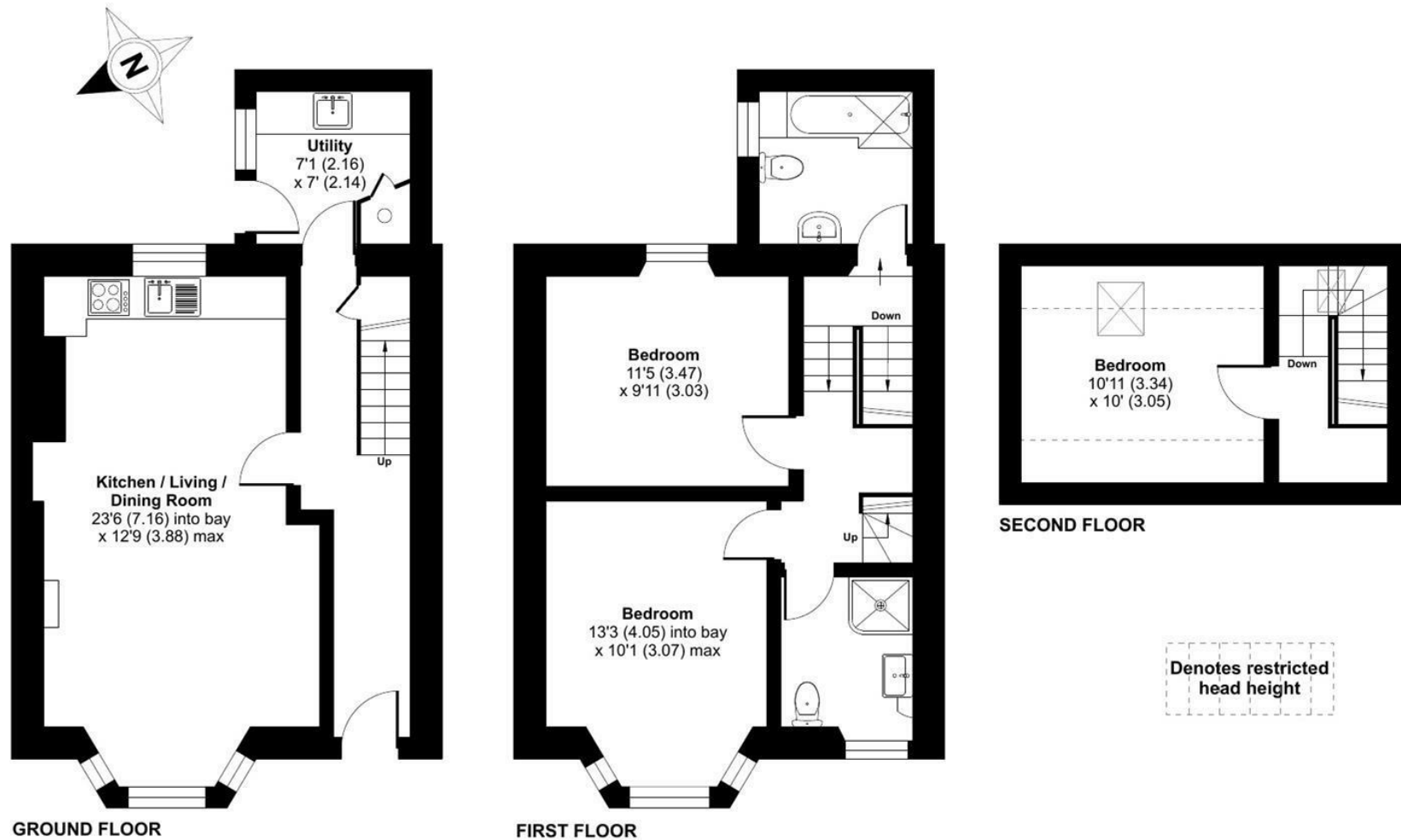
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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.



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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.

