



Three Ways, 4 Methleigh Parc
Porthleven, TR13 9LJ





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This four bedroom dormer bungalow is located in the highly regarded cul de sac of Methleigh Parc which is a short stroll away from the harbour and beach at Porthleven and to the South West Coastal Path.

The property offers flexible and spacious accommodation, ideal for family living or working from home.

It features a large separate lounge leading into a conservatory with views not only of the mature garden but of the green farmland that surrounds Porthleven.

The former garage has been converted into a utility room.

Externally the property offers ample parking space for vehicles at the front together with a workyard and storage space to the side of the bungalow. The large garden at the rear is very well stocked with trees and shrubs. It contains 2 greenhouses, 2 cold frames and 3 sheds, one of which is fully insulated and has a power supply.

With generous indoor and outdoor space this dormer bungalow combines comfort, practicality and adaptability.



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Guide Price £495,000

Location

Porthleven is a vibrant village and much sought after location. At its heart is the historic working harbour together with a sandy beach. There are a number of quality restaurants and cafes, a supermarket and independent shops. Facilities include a primary school and doctors' surgery. Surfers enjoy the large waves that embrace the coastline which attracts walkers to the South West Path. There is also a football ground, bowling club, skateboard park, children's playground, cricket club and gig club. All these are a short distance from Methleigh Parc.

Accommodation

Entrance Hall
Lounge
Kitchen
Conservatory
Bedroom
Bedroom

Family Bathroom

Upstairs to
Bedroom
Bedroom
Shower room

Garage

There is a converted garage that is currently used as a utility room.

Parking

There is parking to the front of the bungalow for multiple cars.

Outside

To the rear of the property is a large, well-stocked and mature garden. There are many and varied trees and shrubs including fruit trees (apple, pear, fig and plum) fruit bushes and rhubarb. The garden contains 2 greenhouses, 2 cold frames and 3 sheds, one of which has a power supply and could be used as a hobby room/office.





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	52	66
(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		

Services

Mains Water, Electricity and oil central heating. Mains Drainage.

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

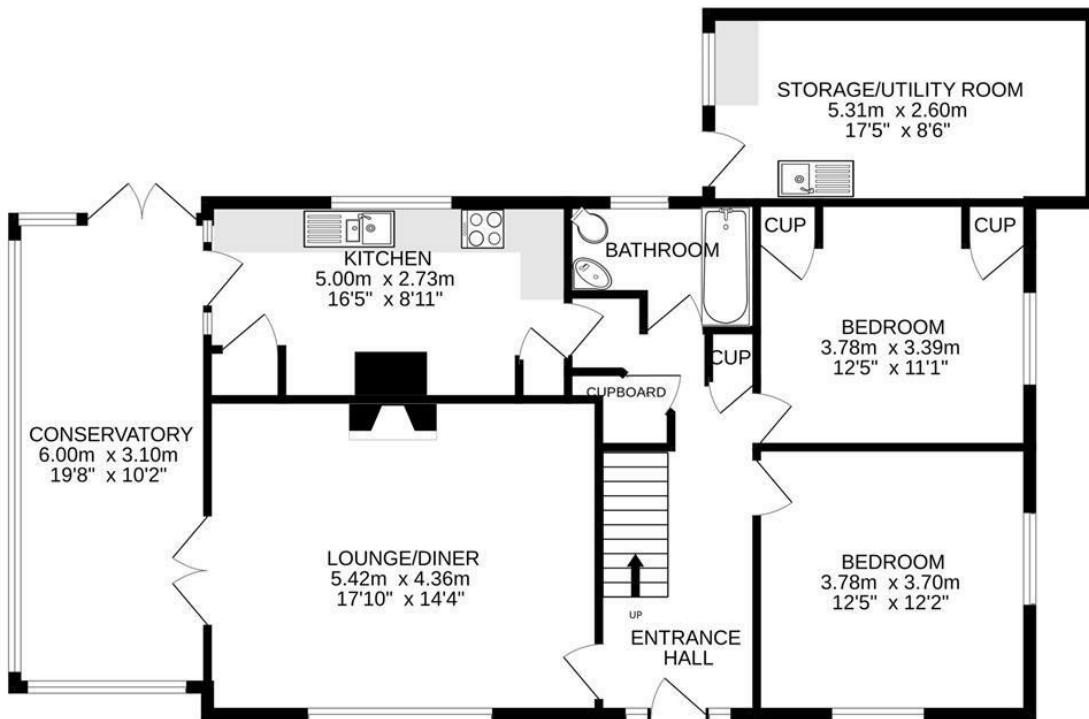
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

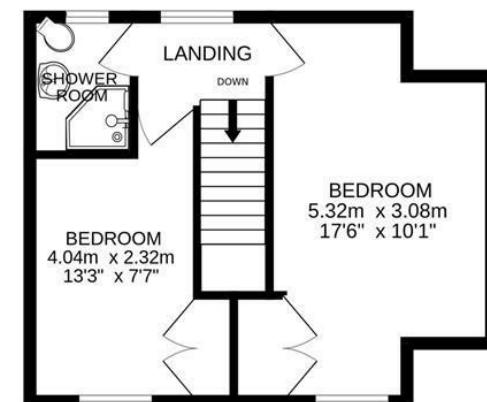
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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