



Three Ways, 4 Methleigh Parc  
Porthleven, TR13 9LJ











# Three Ways, 4 Methleigh Parc Porthleven, TR13 9LJ

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.



The Mather Partnership, Offices in Helston & Hayle

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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 Sout 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**

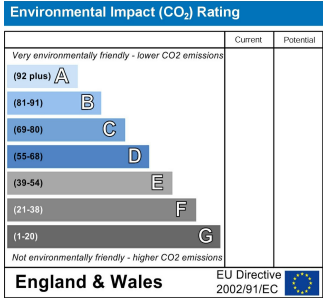
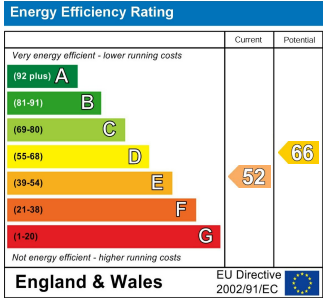
There is parking to the front of the bungalow for multiple cars.

**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.









**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.

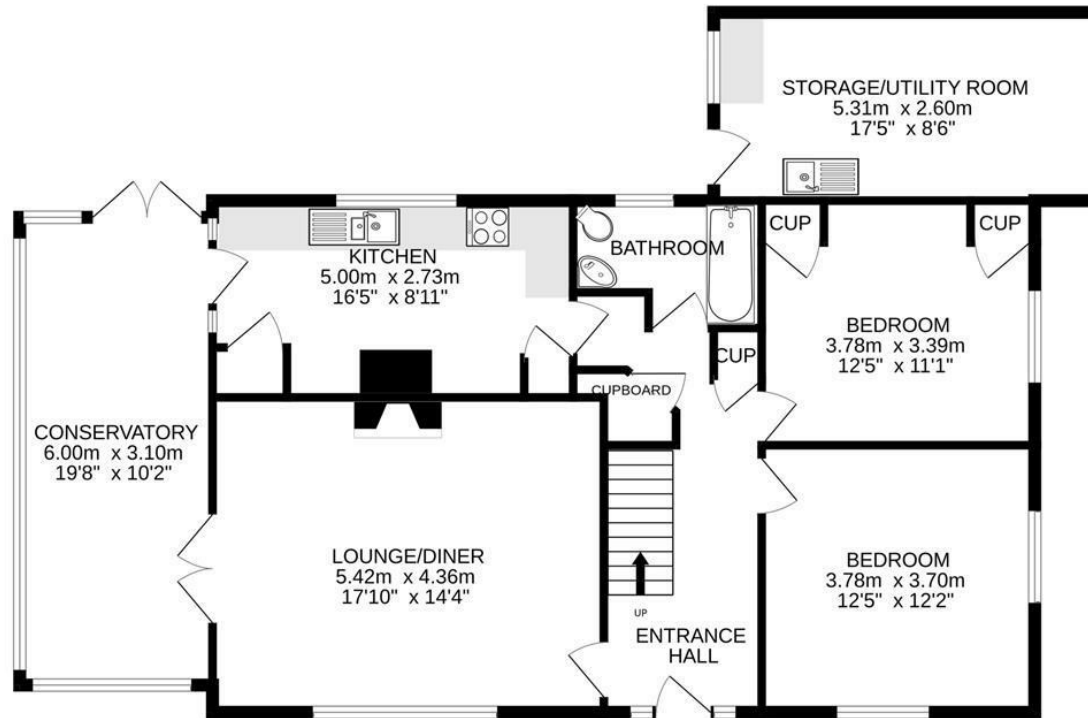
**Broadband & Mobile Phone Coverage**

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/>

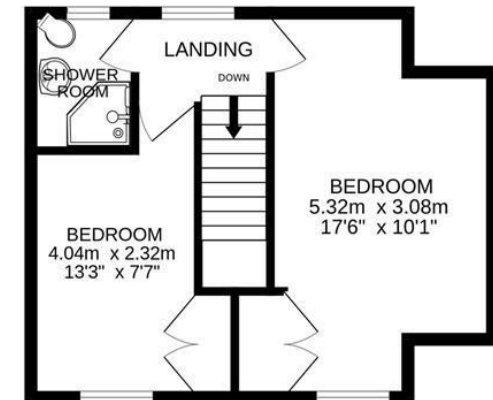




GROUND FLOOR



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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