



NO ONWARD CHAIN - A delightful and naturally lit two double bedroom detached bungalow located in a cul de sac with Porthleven harbour and coastal walks nearby. The property offers a garden room, gardens to front and rear, driveway parking for one car and a detached garage. The property requires some updating. Council Tax Band C. EPC G19. Freehold.

LOCATION

Porthleven is a thriving and hugely popular fishing port with a distinctive harbour which is now a designated listed monument. An exciting and eclectic mix of galleries, superb restaurants, pubs, shops, fishmonger to name a few, trade throughout the year enhancing this very scenic all year round destination. The granite harbour walls have been designed with an inner and outer harbour, which provide a sheltered sanctuary for day fishing boats. Porthleven's iconic clock tower overlooks the outer harbour wall, and stands alongside its local beach with the magnificent Loe Pool stretching to the east. Loe Pool is Cornwall's largest natural lake which is surrounded by gorgeous National Trust land, which enjoys some of the finest coastal walks the UK has to offer.

THE PROPERTY

Located in Porthleven, the historic fishing port is within easy walking distance to the harbourside with all its various amenities on offer. The property is a naturally lit two double bedroom bungalow which is in need of some updating, encompassing a well established rear enclosed garden with countryside views, plus a gravelled front garden with palm trees.

Upon entering the hallway, doors lead to all rooms plus two storage cupboards. An inviting living room with an open fireplace plus a large sliding patio door overlooks the front garden. Behind the kitchen is a garden room with

two doors opening to the rear garden. There is a roomy detached one car garage with a roller shutter door plus a separate utility room with counter space, sink, and plumbing for a washing machine. There is also an outbuilding housing a wet room, plus two wooden sheds painted in vibrant Porthleven blue. The private driveway can accommodate one vehicle.

Built in circa 1972 with rendered and pebble dashed external elevations and concrete tiles on the roof and warmed by LPG gas boiler providing the central heating and hot water.

DIRECTIONS/what3words

Coming into Porthleven, turn right into Gibson Way, follow this road until you get to the roundabout, turn right, go past the school on the right and take the left into Treza, take the next right and the property can be found around the corner on the right. what3words: work.printout.cards.

COUNCIL TAX BAND C

TENURE - FREEHOLD

EPC G19

SERVICES

Mains electricity, mains water, mains drainage. LPG gas central heating and hot water. According to Ofcom.org.uk mobile coverage is through EE, Vodafone, Three and O2. Broadband services are standard. Starlink would also be a possibility.

ACCOMMODATION IN DETAIL

(ALL DIMENSIONS ARE APPROXIMATE)

Entrance Hallway

With doors leading to the living room, kitchen, bathroom and two bedrooms. Two storage cupboards. Radiator. Wood flooring. Ceiling light.

Living Room 13'4" x 10'10" (4.06m x 3.30m)

A bright room with a sliding patio door to the front. Feature open fireplace with a stone hearth with a wood mantle shelf. Radiator. Ceiling light. TV point. Telephone point.

Kitchen 10'8" x 9'8" (3.25m x 2.95m)

A selection of base and wall units with granite effect work surfaces incorporating stainless steel sink and drainer with mixer tap. Cooker. Space for dishwasher and fridge freezer. Breakfast bar. Telephone point. Cupboard housing the LPG gas boiler (serviced July 2025). Consumer unit. Double glazed window to the rear and double glazed door to the garden room.

Bathroom

Bath with electric shower. Pedestal wash basin. WC. Radiator. Ceiling light. Extractor fan. Two obscured double glazed windows to the rear.

Bedroom One 11'10" x 10'9" (3.61m x 3.28m)

A lovely bright room with double glazed window to the front. Radiator. Telephone point. Wardrobe included in the sale.

Bedroom Two 10'6" x 9'9" (3.20m x 2.97m)
Double glazed window overlooking the rear garden with distant countryside views. Radiator. Ceiling light. South facing. Wardrobe included in the sale.

Garden Room 12'11" x 6'7" (3.94m x 2.01m)
With a lovely outlook over the rear garden. South facing. Two double glazed doors, one at either end leading to the garden. Radiator.

Garage 17'3" x 9'4" (5.26m x 2.84m)
Remote controlled roller shutter garage door. Power and light connected. Door to utility area.

Utility Area
Stainless steel sink and drainer. Plumbing and space for a washing machine. Counter and storage shelves. Radiator. Doors to garage and garden patio.

Outside Wet Room 7'6" x 6' (2.29m x 1.83m)
With an electric shower and tiled surround. Pedestal wash hand basin and WC. Electric heater. Heated towel rail.

Agents Note
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glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers
Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.



