Rock Cottage The Gue, Porthleven, TR13 9DN

£155,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Rock Cottage The Gue

- TWO BEDROOMS
- DETACHED
- IN THE HEART OF THE VILLAGE
- DOUBLE GLAZING
- ATTRACTIVE FIREPLACE
- FREEHOLD
- COUNCIL TAX BAND C
- EPC E42

Situated in the well regarded residential area of The Gue, in the heart of the Cornish fishing village of Porthleven is this two bedroom, detached house. The residence, which benefits from double glazing, has night storage heating and an attractive fireplace acts as a focal point for the room.

In brief, the accommodation comprises a hall, bathroom and completing the ground floor an open plan lounge/kitchen/diner/ On the first floor are two bedrooms.

Porthleven is a thriving seaside Cornish fishing village with its large harbour providing a focal point. Around this cluster many pubs, restaurants and businesses. The village provides facilities to cater for everyday needs as well as a primary school, whilst the more comprehensive amenities of Helston are a few miles distant and these include national stores, cinema and sports centre with indoor swimming pool.

Situated between Helston and Porthleven is the beautiful Penrose Estate which is managed by The National Trust and where one may delight in the many walks and trails through the Cornish countryside around Loe Pool which is Cornwall's largest natural fresh water lake. Porthleven has a prize winning brass band which, on many a summer's Sunday evening, can be heard echoing around the village, creating atmosphere and ambience for both residents and visitors.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

STEPS UP AND DOOR TO

HALL
With tiled floor, door to the lounge/kitchen/diner and door to

BATHROOM

Comprising bath with shower over, close coupled w.c. and a pedestal wash hand basin. There is a tiled floor, part tiled walls, towel rail and an obscured window.

LOUNGE/KITCHEN/DINER 17'6" x 11'6" average measurements (5.33m x 3.51m average measurements)

With outlook and door to the outside. An open plan room with beamed ceiling and having a feature fireplace with tiled hearth, surround and mantel over housing an open fire (not known if in working order). To the side of the fireplace is alcove shelving.

KITCHEN AREA

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. Built in appliances include an oven with hob over.

STAIRS AND LANDING

With outlook to The Gue side of the property and doors to

BEDROOM ONE 13'3" x 10'6" (4.04m x 3.20m)

With outlook to the front, having a built in cupboard housing a water tank with immersion heater.

BEDROOM TWO 9'3" x 7'6" (2.82m x 2.29m)

With outlook to the front and having a built in cupboard. There is access to the loft.

SERVICES

Mains electricity, water and drainage.

VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

DIRECTIONS

From our Porthleven office proceed up Fore Street and take the second turning on your right hand side into The Gue. The property will be found after a short distance on your right hand side and accessed via a gate to a shared courtyard with other properties.

AGENTS NOTE

We are advised that the courtyard next to the property is shared with neighbouring properties.

COUNCIL TAX BAND

Band C

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

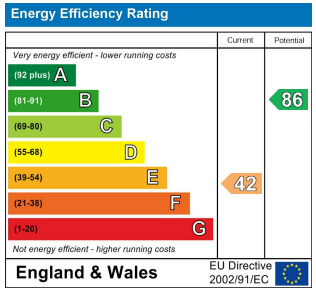
We are required by law to ask all purchasers for verified ID prior to instructing a sale.

PROOF OF FUNDS - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

17th January 2024



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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