



**80 Wheel Rose, Porthleven, TR13 9AT**

**£299,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# 80 Wheel Rose

- POPULAR CORNISH FISHING VILLAGE
- BEAUTIFULLY PRESENTED
- DISTANT SEA VIEWS
- AIR SOURCE HEATING
- GARDENS TO THE FRONT & REAR
- GARAGE
- FREEHOLD
- COUNCIL TAX B
- EPC C74

Situated in the Cornish fishing village of Porthleven is this three bedroom end of terrace house. The residence, which benefits from air source heating and double glazing, is beautifully presented and enjoys distant sea views. There are gardens to the front and rear which are mainly laid to lawn and boasts well established plants and shrubs whilst to the side is a driveway which provides parking for number of vehicles and leads to a garage.

In brief, the accommodation comprises an entrance porch, lounge/diner and completing the ground floor a kitchen. On the first floor is a bathroom and three bedrooms.

Porthleven is a vibrant, picturesque fishing village and mainland Britain's most southerly port. The village is renowned for its many highly regarded restaurants, long beach, surfing, rugged coastline and clifftop walks. Community groups are thriving within the village with sports' clubs and a prize winning brass band which can be heard echoing around the harbour on many a summer's Sunday evening. Local amenities include shops, restaurants, Public Houses, galleries, supermarket, doctors' surgery and a well regarded primary school.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)







#### DOOR TO

#### ENTRANCE PORCH 6'9" x 6' (2.06m x 1.83m)

With outlook to the side. Door to

#### LOUNGE 26' x 15'6" (narrowing to 7'9") (7.92m x 4.72m (narrowing to 2.36m))

A dual aspect room with outlook to the front, outlook and door to the rear garden and outlook over the village and towards the sea in the distance. An attractive wood burner is set on a stone hearth and acts as a focal point for the room.

Door to

#### KITCHEN 10'3" x 7'3" (3.12m x 2.21m)

Comprising working top surfaces incorporating a sink unit with drainer and mixer tap over, cupboards and drawers under and wall cupboards over. There is a built-in oven, hob with hood over and space for a washing machine, fridge and a freezer. The room has partially tiled walls, heated towel rail and outlook to the rear garden.

#### STAIRS AND LANDING

With doors to all further rooms, access to the loft and having a built-in cupboard with a radiator.

#### BEDROOM ONE 12'3" x 8'9" (3.73m x 2.67m)

With outlook to the front and having a built-in wardrobe.

#### BEDROOM TWO 10'6" x 8'9" (3.20m x 2.67m)

A dual aspect room with outlook over the village and towards the sea in the distance. There is a built-in cupboard housing a water tank with pressurised system and immersion heater.

#### BEDROOM THREE 9'3" x 6'6" (2.82m x 1.98m)

With outlook to the front.

#### BATHROOM

Comprising bath with shower over, pedestal wash basin and a close coupled W.C. There are partially tiled walls, frosted window to the rear, three sectioned mirrored wall cabinet and a heated towel rail.

### OUTSIDE

To the outside of the property at the front is a garden which is mainly to lawn and a driveway to the side provides parking and leads to

### GARAGE

With up and over door.

### REAR GARDEN

Having a pleasant decked area which would seem ideal for alfresco dining, lawned area and a low maintenance stone chipped area. Located at the end of the garden is a useful modern shed. There are external power sockets.

### WHAT3WORDS

this.forgives.walking

### ANTI-MONEY LAUNDERING

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

### COUNCIL TAX

Council Tax Band B.

### SERVICES

Mains electricity, water and drainage.

### DATE DETAILS PREPARED.

16th December 2025.

### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

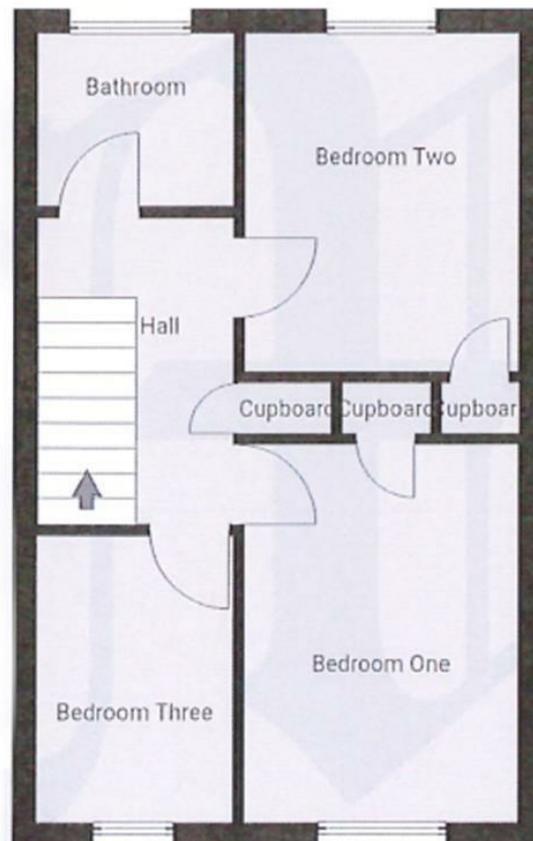
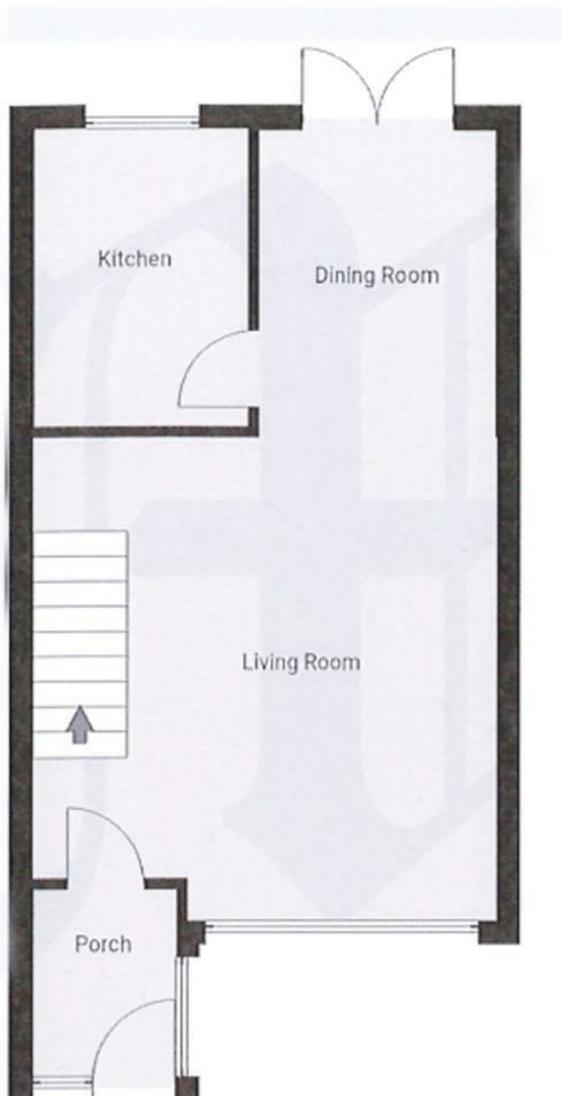
<https://checker.ofcom.org.uk/>

### PROOF OF FINANCE - 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 a lease or any other fixture or fittings. Gardens, roof terraces, balconies and communal gardens as well as fixtures and fittings 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.



## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

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