# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a one bedroomed first floor flat in the Cornish fishing village of Porthleven.





Situated in the fishing village of Porthleven, is this one bedroom, first floor flat. The residence, which enjoys views over the village towards open countryside, is well proportioned and benefits from double glazing.

In brief, the accommodation comprises a hall, kitchen, bathroom, lounge and completing the accommodation, a bedroom.

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)

With doors to various rooms, an airing cupboard housing a water tank with immersion heater and door to:

# KITCHEN 3.28M NARROWING TO 3.12M X 2.36M (10'9" NARROWING TO 10'3" X 7'9")

Comprising working top surfaces, incorporating a one and a half bowl sink unit with drainer and mixer tap over. Cupboards and drawer under and wall cupboards over. There are partially tiled walls, a built-in oven with hob and hood over and views over the village towards open countryside. There is a built-in cupboard and an opening to a larder. Access to the loft.

#### **BATHROOM**

Comprising bath with mixer tap over and shower, closed coupled WC and a pedestal wash hand basin with mixer tap over. There are partially tiled walls and a frosted window to the rear.

# LOUNGE 4.27M 2.74M X 3.35M (14' 9" X 11')

Having a feature fireplace with hearth, surround and mantel over (not known if in working order). With outlook to the front over the village and towards open countryside.

# BEDROOM 4.50M X 2.67M (MAXIMUM MEASUREMENTS) (14'9" X 8'9" (MAXIMUM MEASUREMENTS))

A dual aspect room with outlook over the village towards open countryside and having sea glimpes.

### **SERVICES**

Mains electricity, water and drainage.

#### **AGENTS NOTE**

Purchasers of the property must have lived, or worked in Cornwall for the last three years. Further details on request from Cornwall Council.

#### **VIEWING**

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

#### **DIRECTIONS**

From our Porthleven office in Fore Street. Proceed up the hill and follow the road around to the right and then bear to the left onto Wellington Road. Proceed up the hill and turn right onto Sunset Drive. Follow this road bearing to the left and around to the right and up the hill and number eight will be found virtually opposite the turning to St Peter's Way.

#### **TENURE**

LEASEHOLD. Lease details to be confirmed.

## **GROUND RENT**

Ground rent to be confirmed.

#### MAINTENANCE CHARGE

Vendor advises approximately £800.00 per annum.

#### COUNCIL TAX

Council Tax Band A

#### ANTI-MONEY LAUNDERING

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

### 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.

#### MOBILE AND BROADBAND

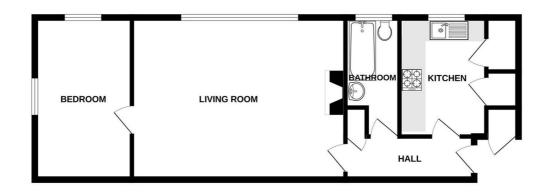
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

DATE DETAILS PREPARED. 24th January 2025

# 8 WHEAL ROSE, PORTHLEVEN, TR13 9AR

# PRICE GUIDE £105,000

GROUND FLOOR 615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorigan contained here, measurement of closes, windows, cross and siny other times are approximate and not responsibility is taken for any error construction. The services are single properties and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



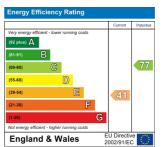


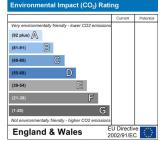


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